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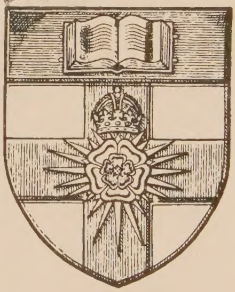

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THE

SURVEYORS' INSTITUTION

(*Incorporated by Royal Charter*),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXX.

SESSION 1897-98.

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The Surveyors' Institution

(Incorporated by Royal Charter),

TEMPORARY ADDRESS:

SAVOY STREET, VICTORIA EMBANKMENT, W.C.

OFFICERS, 1897-98.

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Honorary Secretary.

JOHN WORNHAM PENFOLD

Secretary.

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The Surveyors' Institution

(Incorporated by Royal Charter),

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; and must have passed the Examination declared in the Rules of Examination to appertain to the class of Fellows, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

* *The Council possess only a very limited dispensing power as regards the Examinations.*

An Associate must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An Honorary Member must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

Students (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a

personal knowledge of the candidate; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription. £ s. d.	Admission Fee. £ s. d.
Student	1 1 0	—
Associate	2 2 0	3 3 0
Professional Associate	2 2 0	3 3 0
Fellow	3 3 0	5 5 0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

Paper 228.
No. 373.

THE OPENING ADDRESS

BY

CHRISTOPHER OAKLEY, President,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

November 8th, 1897.

Gentlemen,

It is my first duty, as it is also my pleasure, in addressing you from this chair, to thank all the members of this important Institution (whether present or absent) as I now heartily do, for the honour they have conferred on me in placing me by their votes in the responsible position of President. I am well aware that I do not owe this distinction to any special personal merit or qualification, but to the fact that I have been connected with the Institution ever since its commencement nearly 30 years ago, and that I have been for more than 14 years a member of the Council, and so have, by lapse of time and the hand of death, become its senior member in point of precedency

It is, however, a sincere matter of sorrow to me that I occupy the chair this year instead of next owing to the premature death, almost in the prime of life, of our much-regretted Vice-President, Alexander Milne Dunlop, who from his ability and geniality would I am sure have filled this chair with distinction and success.

It will be my aim to do all I can in furtherance of the interests and continued prosperity of this Institution, the duties connected with the management of which constantly increase, and I must ask you to give me your kind support and to deal gently with my shortcomings and deficiencies. I have lately read with much interest the opening addresses of my predecessors in this chair, especially those of our first President and I may say Founder, Mr. John Clutton. I regret to say that of the 20 surveyors, who, at a meeting held at the Westminster Palace Hotel on March 23rd, 1868, were by resolution provisionally constituted the Association or Institution (and of which number it gives me much satisfaction to know that my father, John Oakley, was one) only two now survive, *i.e.* Mr. Robert Collier Driver (who unfortunately is prevented by continued bad health from coming among us) and Mr. William Sturge of Bristol, whom we are always very glad to see when he is able to join our meetings.

I venture to advise our younger members to take an opportunity of reading Mr. Clutton's first address to this Institution in 1868 and the speech of Mr. John Horatio Lloyd which followed it. They contain much valuable and wise advice, and they especially point out that the success of the Institution must depend chiefly on the conduct, influence, and continued effort and co-operation of the individual members, which is as true now as it was then.

There was very little legislation in the past Session affecting our profession. The Extraordinary Tithe Act, 1897, settles two doubts which had arisen under the Extraordinary Tithe Redemption Act, 1886, and enacts that any rent-charge certified by the Land Commissioners

or the Board of Agriculture shall be a charge on the whole farm or parcel of land described in their certificate; and also enacts that any such rent-charge may be apportioned in the same way as ordinary tithe rent-charge, and, when apportioned, any part may be separately redeemed.

The Market Gardeners' Compensation (Scotland) Act, 1897, applies the Market Gardeners' Compensation (England) Act, 1895, to Scotland. The County Dublin Surveyors' Act, 1897, refers only to the appointment of the county or district surveyor and his assistant surveyors. The Public Offices (Whitehall) Site Act, 1897, authorises the purchase for the site of a new War Office of the block of buildings north of the vacant land on which Lord Carington's house formerly stood, including several houses in Whitehall and the south side of Whitehall Place. This clearance, in addition to the removal of the west side of Parliament Street now in progress, will tend to increase the difficulty and the cost of obtaining professional offices in Westminster.

The Agricultural Rates Act, 1896, has given rise to many difficult points and to much recent discussion thereon. These, I think, will have to be dealt with chiefly by local rating and other surveyors. The main question seems to be when is "agricultural land" *not* "agricultural land" as it is defined in Section 9 of the Act. According to the latest decision it appears that market gardens and nursery grounds covered with glass are still "agricultural land" and not buildings, but this question may yet come before the House of Lords. Tithe rent-charge does not get the benefit of this Act, which seems to be a great hardship on the clergy, as tithe issues out of and is really a part of land. The clergyman has in respect of his tithe always been rated

much higher than anyone else in the parish, and this Act makes his position much worse, as has been pointed out recently by correspondence in the *Times*. The parson pays rates on his total income for which he has to work without getting any allowance for his own services or those of his curates. It is much the same as if a farmer paid rates on his assessment under Schedule B of the income tax as well as on the rateable value of his farm, or as if a professional man paid rates on his profits or his assessment under Schedule D. The question is forcibly dealt with in an article, entitled "The Coming Revolt of the Clergy," in the October number of the *Nineteenth Century Magazine*. The writer justly remarks that "the country parson is the only person "in the land who is rated upon his whole professional "income." It is surprising that a Conservative Government should have excluded tithe from the operation of the Act, and it is to be hoped that this injustice will be removed when the Act is renewed at the end of the five years for which it lasts, if not before then.

I trust I may be excused for referring to a most interesting and instructive book published this year, and written by our distinguished Honorary Member the Duke of Bedford, called *The Story of a Great Agricultural Estate*. The result of the figures thus made public is surprising, namely, that as to the Woburn or Beds and Bucks estate, comprising over 32,000 acres the expenditure thereon in seven years (including the last three years) out of the twenty years between 1876 and 1895 exceeded the income by a total of £38,954, and that on the Thorney estate during the same time the expenditure exceeded the income in five years (including the last two), showing a total deficit of £9,899. But I refer to

this book chiefly to point out that it seems to me to be a complete answer to those who advocate the breaking up of large estates into numerous small ones for the benefit of the community at large. It is beyond question that no small landowners could have spent anything like the sums on their property which the Dukes of Bedford have expended during the last century. This vast outlay is spent in the districts in which the estates are situated, and must tend to the advantage, comfort, and well-being of all living thereon and the tradesmen of the locality generally.

Although the question of the agricultural depression from which the United Kingdom has suffered more or less for about twenty years has often been discussed in various forms by this Institution, and has been referred to by many of my distinguished predecessors in their addresses, and although there is not very much that is new to be said about it, yet as the agricultural industry is the most important of all industries, and the question of the feeding of the people affects all classes, I may perhaps be excused for bringing under the notice of the Institution the final Report of the last Royal Commission on Agriculture, which is dated June 27th, and has recently been issued. I am aware that the professional duties of many of our members are not directly connected with this subject, and they may not therefore feel so much interest in it as those whose work lies in the management of land; yet I think that as intelligent citizens they cannot fail to realise the importance of the subject to the community at large, and will therefore bear with me while I deal with it for a short time and in a very general way.

The Report itself is a very formidable document, and

I can only endeavour to refer to some of the more salient points in it, and some of the conclusions to which the Commissioners have come and the recommendations they make. In the first part of the Report it is clearly shown that the depression has extended all over the country, though to very different degrees in different parts, the arable section of England or eastern group of counties having suffered much more than the grass section or western group. All classes connected with land have suffered—owners, occupiers, and labourers, not to speak of the large body of tradesmen, whose business depends to a great extent on agriculture. The owners suffer directly in the reduction of rents. These reductions seem to vary almost from nothing or 5 or 10 per cent. in parts of Wales and Cornwall, to nearly, if not quite, the whole rent in many cases on heavy lands in the eastern counties, in which cases there is no value left beyond the tithe and other outgoings and cost of maintenance of buildings, &c. It seems impossible to state what the average reduction has been, but landowners have been large losers in other ways than by mere reduction of rent. They have been compelled to spend much money on buildings and other improvements in order to keep (or endeavour to keep) their farms let, and have had farms thrown on their hands in bad order, which they have been obliged to farm and put in order at great cost.

The Report contains some calculations professing to show that the capital value of land in the United Kingdom has decreased between the years 1875 and 1894 by about 1,000 million sterling, or 50 per cent. This calculation is based upon a reduction between the two periods of about 15 per cent. in the annual value of land as

assessed to the income tax, Schedule A (*i.e.* the gross value), and on this annual value in 1875 having been worth 30 years' purchase, and on the reduced annual value in 1894 being worth 18 years' purchase only.

It seems to me that the reduction on the assessment is too little, and, on the other hand, that the reduction in years' purchase is too great; and although one error (if it be one) counteracts the other, yet I doubt if the average result arrived at is reliable, though in many cases it is true that land is not now worth anything like half what it was in 1874-5. The gross value under Schedule A must be very largely reduced in order to arrive at the sum which actually goes into the landlord's pocket or private banking account.

The Report divides the occupiers of land into tenant farmers and occupying owners. As regards tenant farmers, it is not necessary to state any facts or figures to prove that they have lost very seriously through the depression, although as a rule they have been very liberally treated and helped by their landlords. I think that the tenant farmers deserve the greatest credit for the manner in which they have met and borne their severe trials and difficulties, and for the way in which they have endeavoured to adapt themselves and their farming to the altered circumstances under which they have had to conduct their business. Thirty years ago it used to be considered that a farmer should make a profit equal to his rent. For the purpose of income tax, Schedule B, their profit is assumed to be 43·75 per cent. of the rent and tithe. The Commissioners report that the farm accounts which have been submitted to them show that for the 20 years 1875 to 1894 the profits were about 25 per cent. of the rent and tithe. I feel certain

however, that there are a very large number of cases in which this profit has not been made (especially since 1879) and also many cases in which there has been no profit, but on the contrary a large loss of capital.

Whatever can be said about the losses of tenant farmers applies with much greater force to occupying owners.

This class, in many cases, invested the savings of their lives in buying their farms at high prices in good times, which they thought would continue. Twenty years ago in very many districts such was the demand for land that if a man paid 10 per cent. deposit on his purchase he could borrow the remainder at about 4 per cent. interest. These men had no landlord to help them, the mortgagees insisted on payment of their interest, and the owners after years of toil and anxiety have been reduced from prosperity to beggary, and the mortgagees have lost a large part of their money. The evidence of this state of things is very strong, especially as regards the Isle of Axholme in Lincolnshire, a district which used to be looked upon as affording an example of the advantage of combining ownership and occupation of land.

The comparative advantages of large and small farms under recent circumstances is an interesting question. The evidence is conflicting, and seems to show that small farms might answer in some districts and not in others, depending on local circumstances, such as soil, climate, nearness to railway, towns, &c. Mr. Clare Sewell Read's evidence on this point is very decided, and worth quoting. It is as follows, with regard to the *bonâ-fide* small farmer in the arable districts:

"I say that the only way in which he can possibly

" succeed is this: in doing the work of two agricultural " labourers and living at the expense of one; that is the " only chance that he has; and I say this, that as far " as regards his family they are worse educated and " harder worked than the children of the agricultural " labourer."

I entirely agree with this view, and have for many years thought that a farm labourer who could earn an average wage of 15*s.* a week is better off than a man who has to get his living and keep a family off a few acres of land. One Scotch agent " considers small " farming little better than British slavery."

Although the landlord probably gets a somewhat higher rent per acre from a small farm than from a large one, I think any such advantage is more than met by the extra cost of providing house buildings, &c., for a small area of land.

When the small farmer has prospered it has generally been where he and his wife and their sons and daughters have done all (or nearly all) the work, and it has not been necessary to hire labour, the children receiving only board and lodging and a small allowance for clothes. When they marry and leave home the parents are often unable to carry on the farm to advantage.

The third class dependent on the land is the agricultural labourers. This class appears to have suffered less in proportion than the owners and occupiers, though, of course, there was less margin for reduction or loss in their case than in the other two classes. The amount of labour employed has been much less, and a large number of men have been forced to find other employment in the towns, factories, railways, &c., probably, in many cases,

at higher wages. The men still remaining on the land have suffered to some extent from irregularity of work and reduced wages. This reduction has been greatest in the eastern and some of the midland counties, and less in the western counties, and appears not to have extended to Wales or Scotland.

On the other hand, it must not be forgotten that all commodities required by the working man (*i.e.* food and clothing) are much cheaper than they were 30 years ago, and he has also now the benefit of free education for his children.

From the Report it appears that the number of males employed as wage-earners in agriculture was less in 1891 than it was in 1871 by about 2 per cent. There has probably been a further reduction since 1891. The number of females so employed in the same years decreased by about 54 per cent., and has probably still further decreased. This falling off in female labour must be considered satisfactory as indicating an improvement in the position of the labourer, and also it may be hoped in the domestic comfort of himself and his children. It must, however, be remembered that between the same years the total population of Great Britain increased by more than 25 per cent., for which some allowance must be made; but if agriculture had been as prosperous as it has been the reverse, it cannot, I think, be supposed that the number of labourers employed would have increased to any great extent over what it was in 1871. Almost, if not quite, the best thing that can be done for the benefit of the labourer is to provide him with a good and decent dwelling. It is satisfactory to see how much has been done in this direction in the last 30 or 40 years, but very much still remains to be done in hundreds of villages.

The second part of the Report deals with the causes of depression under three heads.

1. *The Fall in Prices.* There can be no doubt that the chief cause of the depression is the fall in prices. The result of the evidence may be shortly and roughly stated to be that in the last 20 years the prices of produce have fallen to the following extent: wheat at least 50 per cent., barley and oats nearly 40 per cent., mutton and beef 25 per cent., pork 10 per cent., dairy produce 25 to 30 per cent., potatoes 30 per cent., and wool 50 per cent. Hops have fluctuated very much in price, as they always do, the price one year being sometimes less than half the price of another year, but between 1881 and 1895 there appears to have been a fall of about 43 per cent.

2. *Foreign Competition.* It is unquestionable that this competition is the chief cause of the fall in prices. A few facts gathered from the Report will illustrate and confirm this. The gross imports of wheat and flour between 1875 and 1895 have increased in quantity over 70 per cent., of barley 103 per cent., and of oats 21 per cent. The quantity of home-grown wheat has decreased from nearly 12,000,000 quarters in 1873 to about 7,000,000 in 1895, and for 1897 Sir J. B. Lawes estimates the growth at $6\frac{1}{2}$ millions. The result is that the proportion of imported wheat to home-grown wheat has increased from about 50 per cent. in 1873 to 77 per cent. in 1895, and for 1897 Sir J. B. Lawes estimates that out of a total requirement of 30,000,000 quarters (which is at the rate of six bushels per head of the population) 24,000,000 or 80 per cent. must be imported. The recent rise in price will no doubt cause a larger area of wheat to be sown this autumn, and I earnestly hope that the rise will continue long enough to enable the growers to

get the full benefit of it, but I much fear it will prove to be only a temporary rise.

The sources whence this vast supply came in the three years 1893-95 were as follows (omitting decimals): Russia 17 per cent., other European countries 5, United States 50, Canada 5, India 7, Argentina 11, and other foreign countries 5 per cent. The supplies from Russia, the United States, Canada, and India are nearly the same as they were 20 years ago, from other countries (European and foreign) they have decreased about 20 per cent., but on the other hand the supply from Argentina, which only commenced in 1890, has very largely increased, and it seems clear that a very greatly increased supply is to be expected from that country. The cost of growing wheat in America is stated to be only half what it is in England. The evidence is that wheat can be delivered in England at a net cost of from 21*s.* 6*d.* to 24*s.* a quarter, and that the supply will be maintained so long as the price is about 25*s.* Allowance must, however, I think, be made for the gradual exhaustion of virgin soil and the great increase in the population of America. It seems that the Russian supply is likely to increase, owing to improved agriculture and fresh areas of land being brought into cultivation. But Argentina appears likely to be the greatest future source of supply. The statistics as to the past are remarkable. Fifteen years ago there were only 180,000 acres of wheat in the country, and now there are said to be 15,000,000 acres under cultivation, and the immense number of 240,000,000 acres (or 375,000 square miles) suitable for the growth of wheat. In 1889 the quantity exported was 456,000 cwt., and in 1894 the figure is 32,160,000 cwt. The cost of growing and delivering wheat at the Port of Rosario is put at

11*s.* to 13*s.* a quarter, and the price at which it can be sold in London, at a profit, at from 18*s.* to 20*s.* Even allowing a liberal margin for errors in estimates or other circumstances which may tend to increase the price, there seems good reason to expect that the supply of wheat from Argentina at a low price will be much greater in the future than in the past. The proportion of imported barley to the total supply has increased in 10 years from 32 to 44 per cent. The drought of 1893 raised the import considerably. About 60 per cent. of the total comes from Russia. The proportion of imported oats to the total supply has decreased in 10 years from 21·9 to 19·6 per cent.

As to imported meat, time will only allow me to give a very few figures. The import of dead meat is now about 25 per cent. of the entire meat supply. The trade in fresh beef has increased from 1,732 tons in 1876 to 109,528 tons in 1895 (or about 63 fold), of which 80 to 90 per cent. comes from the United States. It is about 28 per cent. of the total supply. The import of fresh mutton has increased from 9,500 tons in 1882 to 130,550 tons in 1895, or between 13 and 14 fold. The percentage of import to total supply has increased from 20 per cent. in 1890 to 31 per cent. in 1895. The import of pork forms about 49 per cent of the total supply, which is about $5\frac{1}{2}$ per cent. more than it was in 1890. The foreign supply of beef, mutton, and pork, has about doubled in weight in 20 years, and has also risen from an annual average of about 22 lbs. per head of the population to about 40lbs., during which time there has been no increase in the supply of home-grown meat. The United States send about 80 per cent. of beef (both live and dead) and pork, and about 40 per cent. of live sheep.

The foreign meat trade, live and dead, is now about 30 per cent. of the total supply. It chiefly affects the prices of the inferior qualities of meat. As to the prospect of the future supply of foreign meat, I gather from the report that the supply from America is not likely to increase, and may decrease, and that the supply from Argentina is likely to increase very largely. The number of cattle imported from that country increased about 15 fold between 1890 and 1894.

A witness who is said to be an authority on the live stock industry of Argentina says: "I think I am almost "justified in stating that the Argentine Republic can "afford to undersell the whole world's meat trade and "remain sole caterer."

The import of wool has nearly doubled in weight in 20 years, but the total value thereof has increased less than 10 per cent. The percentage of import to total supply has increased from 59 to 73½ per cent.

There has been a very large increase in the import of dairy produce, the proportion of import to total supply having increased in 20 years from 36 to 51 per cent. Denmark sends by far the largest part of this produce, having in 1895 sent 41 per cent. of all imported butter, Sweden and Norway sending 11½ per cent. The import from Australia has increased very rapidly, viz. from 0·4 per cent. in 1887 to 11·1 per cent. in 1895, which figure is 50 per cent. higher than that for 1893. The supply from Australia seems to have been promoted by co-operative factories and government bonuses.

The import of hops has remained practically stationary during the last 20 years, both as regards quantity and price, though there have been intermediate fluctuations. The import of other produce, such as potatoes,

vegetables, apples, poultry, game, &c., has also largely increased. The import of eggs in the three years 1893-95 averaged 1,426 millions, or 37 per head of population, as compared with 23 per head in 1876-78.

The conclusion the Commissioners come to under this head is that they fear there is no near prospect of any permanent abatement in the pressure of foreign competition, and I much regret to say that if the evidence and information contained in the Report is at all reliable, I think anyone reading it carefully will be forced to agree with them.

3. *Cost of Production.* This is dealt with under two heads only: (1) Labour; (2) Feeding stuffs and manures. As to the first, it appears that the farmer's outlay on manual labour has not decreased to any great extent, and that it has certainly increased as compared with the total value of the produce of the farm. As to the second, although the cost of cake and manures has decreased in the last 10 years, it seems from the accounts and information put before the Commissioners that the quantity used has increased, so that there has been no saving on this head or on labour, which two items form from 50 to 60 per cent. of the farmer's whole expenditure. I do not think there is much reason to expect that the cost of labour will decrease, and if land is well farmed, which is the only way of making it pay, the cost of manures and cake cannot well be decreased.

The Report deals in Part III. with miscellaneous subjects, the first of which is the Agricultural Holdings Acts. It is impossible for me to go into this subject in detail. Moreover, it will, we hope, be dealt with in a separate Paper by a very able member of the Institution, whose conclusions I desire not to anticipate in this

Address. The Commissioners make 18 recommendations for alterations in the Acts. Some of these are, I think, decidedly desirable, and others are open to question and criticism. It may be expected that legislation will ensue from this Report, and it is desirable that this Institution should bring its influence to bear in the matter. I am afraid that any amendments that may be made in the Acts in the occupier's interest will not very materially improve his position.

As to *Land Tenure*, there seems to be overwhelming evidence against land courts, fixity of tenure, or free sale, especially from the farmers themselves, and I am glad to see that the Commissioners report decidedly against them.

As to the settlement of *Rents*, no other or better plan is suggested than the present method of free bargains between landlord and tenant. I think that any one who has practical knowledge of the subject must admit that the tenants now have ample power to protect themselves, and are quite capable of doing so.

As to *Tithe*, it is undeniable that this charge is a very heavy burden in many districts and counties, amounting in some cases almost, if not quite, to the present value of the land, notwithstanding the large reduction made by the corn averages. It is also true that Section 8 of the Tithe Act, 1891, is almost a dead letter, in consequence of Schedule B of the income tax being the basis of it, the assessment under that schedule being the gross value of the land and tithe. The present scale for redeeming tithe at 25 years' purchase on the commuted sum is almost prohibitive except for small amounts, as under it the landowner pays double the actual value of the tithe itself. The Commissioners

make various suggestions for alterations in the law. The whole question was discussed here some years ago, when the late Mr. Edward Ryde read a Paper on the redemption of tithe, and I think that the question might again be brought forward and discussed with advantage in connection with the recommendations of the Commissioners.

The question of *Small Holdings* is dealt with in Chapter 7. I gather from the Report and evidence that most of the various attempts to establish small holdings have failed, and that the occupiers as a rule do not succeed unless they have some other means of earning money, except in some special localities such as the New Forest and parts of Cornwall. A great number of the small holdings are taken by village tradesmen or mechanics.

The question of *Railway Rates* is a very technical one, and the evidence on the subject is very contradictory. The public does not seem to have derived much benefit from the long inquiry which was held a few years ago as to the Railway Rates Bill. Some of the companies (and especially the Great Eastern) have recently made various reductions and arrangements in favour of farmers. It seems clear that home produce is handicapped by the low rates charged for foreign produce from the coast to London and elsewhere. I am inclined, however, to think that occupiers must look for relief more to co-operation among themselves, to sending larger quantities in one consignment, and to improved methods of packing so as to save space, rather than to further legislation.

Chapter 9 deals with the Game Laws. The evidence as to tenants claiming damage for which they cannot

get compensation does not seem to be very strong. I think such cases are now very rare, as landowners and agents know and recognise the importance of keeping good tenants. The power given to the tenant by the Ground Game Act does not fully protect him from ground game, as he cannot enter woods and plantations or their banks and hedges. If the powers of the tenant were further extended, the shooting would be almost valueless to the owner. Tenants do not usually object to their landlords keeping a reasonable amount of game for their own sport. When trouble arises it is generally where the shooting is let to strangers, whose great object is to make a big bag, even of rabbits if other game is deficient, or where the keeper is allowed to be practically master, and the owner does not see that his orders for killing ground game are carried out. I think the Commissioners' recommendation that the right of occupiers to compensation for damage by game preserved by adjoining owners or occupiers as well as by landlords or shooting tenants should be recognised and defined is reasonable, but I fear there will be great practical difficulty in deciding whose game it is that does the damage.

As to commercial gambling in agricultural produce, especially wheat, the Commissioners are not satisfied that the practice reduces prices as it is alleged to do, or seriously contributes to agricultural depression, and they therefore do not make any recommendation as to it, but Mr. Chaplin seems to be in favour of further inquiry on the subject. Looking at the question on social or moral grounds, it would seem desirable, if possible, to check the practice of selling crops before they are grown and produce which the seller does not

possess and cannot deliver, leading naturally to wild speculation and dealings very much like those of a professional bookmaker. Germany has passed a Bill prohibiting options in grain, which came into force on January 1st, 1897, and it will be interesting and important to see what effect this has.

The sale of adulterated products and of imported goods as home produce is next dealt with. There can be no doubt that these unfair practices are very prevalent and very detrimental to the farmer, but it seems to be very difficult and costly to detect and stop them. Several witnesses support the proposal that beer brewed from other ingredients than malt and hops should be so marked and declared by brewer and retailer. I have long thought that this should be provided for by law, and I am glad to see by the Report that our distinguished past-President, Mr. Squarey, is one of the witnesses in favour of it. The recommendations made by the Commissioners seem very reasonable, and it is to be hoped that they will soon become law and have a beneficial effect. They are as follows:

That the proposals of the Food Products Adulteration Committee, especially as to prohibiting the colouring of margarine to imitate butter, be carried into effect by legislation.

That every person dealing in imported meat should register as such, and affix a notice to that effect over his shop.

That retail butchers' shops should be inspected under the Food and Drugs Act.

The sale of cattle by live weight seems to me to be a matter which may be left to the decision of seller and buyer. The Commissioners say that selling by live

weight is greatly to the seller's advantage, and that the practice ought to be adopted and encouraged. The chief difficulty seems to be to get the farmers to adopt a new custom which may cause them a little more trouble.

The Commissioners recommend that the powers and means of the Board of Agriculture should be extended so as to enable them to collect more information, both at home and abroad, which will be useful to agriculturists. It seems clear that our Government spends much less money in connection with agriculture than other governments do.

The last subject dealt with is the important one of agricultural education. Time does not admit of my discussing this at length. Technical education, especially in connection with agriculture, may be said to be almost in its infancy in England. It seems that France, Germany, and the United States spend very large sums in promotion of agricultural education, though in making comparison it is important to note that the percentage of persons occupied in agriculture is very much larger in other countries than it is in ours. Whereas with us in 1891 it was 10 per cent., it was in Denmark 32, Belgium 35, United States 37, Germany 39, and France as much as 44·8 per cent.

The Commissioners recommend legislation with the view of raising the standard of middle class education, especially in the rural districts, also that the Board of Agriculture should have more powers of control and inspection of technical agricultural education, and that the grant under the Local Taxation (Customs and Excise) Act, 1890 (which County Councils can now spend as they please, though, I think, most of them spend it on technical education), should be exclusively spent on edu-

cation, an adequate share being devoted to agricultural education.

The Commissioners also recommend that public money should be advanced to landowners "at a fair rate of interest" for agricultural improvements for a longer term than the present limit of 25 years. The value of this recommendation depends chiefly on the rate of interest. I fear that a large proportion of those landowners who would require to borrow are not in a position to increase the charges on their estates.

The final conclusions at which the Commissioners arrive, and with which I think most people who are conversant with the subject must unwillingly agree, cannot give any consolation to those who have suffered and are suffering from this long continued depression. They are shortly as follows: that the fall in prices caused by foreign competition has led to the grave situation they have described; that they have not been able to find any promise, in the near future at all events, of a material relaxation of this competition; and that we must look forward to a further reduction in the quantity of land susceptible of profitable arable cultivation, with a corresponding contraction of our production and diminution of our rural population.

The Report, of which I have endeavoured to give a very rough digest, is signed by 14 out of the 16 Commissioners.

It is followed by a supplementary report of 82 paragraphs signed by 10 of the Commissioners, in which they deal with protection and bimetallism as possible remedies for the low prices which cause agricultural depression. As to protection, the evidence seems to prove that in France and Germany, the two con-

tinental countries in which the import duties on corn are highest, agriculture is in no better condition than it is in England, the price of wheat in France having fallen in 30 years 43 per cent., although the duty on it has been raised in the same period from 10*d.* to 12*s.* 3*d.* a quarter, which is rather a startling fact. Moreover, it appears to be now generally admitted that protection is not within the range of practical politics, and it therefore seems useless to discuss it.

As to bimetallism, this Report purports to show that at the present time the only countries which are not suffering from agricultural depression are India (where silver currency prevails) and Argentina (where the currency is paper instead of silver). The report does not go so far as to recommend the restoration of silver currency in England, but it expresses a strong opinion that if by international arrangement the mints abroad and in India were reopened for the coinage of silver, so that it might be restored to the position which it filled prior to 1873 (soon after which date the depression began), it would be of the greatest benefit to agriculture. I do not feel qualified to express an opinion on this very difficult question, as to which the most able men of the day differ quite irrespective of their political creeds; and as the Government has just decided against opening the Indian mints or taking part in an international monetary conference, it seems that agriculture cannot look for any relief in this direction.

There then follow several reservations, memorandums, and reports, some of great length, by various members, which want of time and space make it quite impossible for me to refer to.

It may be interesting to many to inquire how agri-

cultural depression has affected the sale and price of land. With that object in view, the Secretary of the Estate Exchange has been good enough to get out for me the following figures from the register kept of sales. These figures are in continuation of those given by my predecessors, Mr. Beadel in 1886 and Mr. Watney in 1895, in their Opening Addresses.

Return of Sales of Landed Property of 100 acres and upwards outside the Metropolis (taking a radius of 15 miles) showing the total acreage, total price realised, and price per acre.

Year.	Total Acres Sold.	Total Price.	Price Per Acre.
		£	£ s.
1875	95,894	4,969,783	52 0
1885	31,070	986,253	32 0
1894	11,518	283,201	24 10
1895	36,291	683,104	19 0
1896	77,696	2,327,616	30 0

These figures show a very large increase of acreage sold in 1895 and 1896 compared with 1894, the total for 1895 being more than three times that for 1894, and the total for 1896 being more than double that for 1895. The price per acre in 1895 is about 20 per cent. below that for 1894, and on the other hand the price per acre in 1896 is more than 50 per cent. above that for 1895. This large increase must, I think, be partly due to some sales of land not strictly agricultural being included in the return, as the value of land has not increased by one-half.

I find it includes the Trafford Park Estate at Man-

chester. If that be omitted, the £30 per acre will be reduced to about £25, or an increase of about 31 per cent. over 1895.

The following table gives the sales of ground rents registered in 1875, 1885, 1894, 1895, and 1896, and shows that though the amount sold has very largely increased the price realised has increased from 26½ to 33½ years' purchase.

Freehold Ground Rents.

Year.	Amount. £	s.	d.	Sold for. £	Years' Purchase.
1875	9,498	19	2	251,686	26½
1885	12,298	9	6	342,478	27¾
1894	13,518	4	6	376,700	28
1895	18,149	0	0	551,378	30½
1896	24,826	0	0	832,584	33½

The total amount of all sales registered at the Estate Exchange in 1896 for London and the country, both auction and private contract, was £10,554,263. For the first nine months of this year the total is about 6 per cent. larger than for the same period in 1896.

I observe that several of my predecessors have dealt in their Opening Addresses with the "Betterment" question in the various phases it has assumed from time to time. The subject has become somewhat stale, but it may be well just to state how the matter stands at the present moment.

The London County Council appear to have got three schemes through Parliament in connection with their

Improvements Act, 1897. These three schemes are as follows:

1. The construction of a new street, about 300 yards long, connecting the northern approach to the Tower Bridge, opposite the entrance to the Royal Mint, with Great Prescott Street.

2. The widening of the Strand by the removal of the block of buildings forming the south side of Holywell Street, and

3. The widening of the southern end of Tottenham Court Road by the removal of the block of houses forming the east side of Bozier's Court.

The conditions as regards "betterment" imposed by the Tower Bridge Southern Approach Act of 1895, *i.e.* (*a*) The confining of "worsement" to the same area as "betterment"; (*b*) the right of compelling purchase by the Council to be exercisable by the owner within three months of the Council's assessment only; and (*c*) the consideration of all matters to be left to the arbitrator without the right of going to a jury, apply to all three schemes, but they stand on a somewhat different footing from each other as regards what is known as the "Improvement Area."

An addition known as 45B to the Standing Orders of the House of Commons ,stipulates that, in the case of Bills containing power to impose an improvement charge, the distance on each side from the centre line of the new street to which the improvement rate shall apply shall not exceed three times the breadth of the new street (as shown on the plans).

In the exercise of its discretion Parliament has allowed the full distance of three times the width of the new street in the case of the northern approach to the

Tower Bridge, but in the case of the Strand has strictly confined the improvement area to the houses forming the north side of Holywell Street, and in the Tottenham Court Road improvement to the houses forming the west side of Bozier's Court, with a few additional houses between the northern end of that court and Hanway Street.

The only other cases in which betterment has been sanctioned by Parliament are the County Council's Act for the southern approach to the Tower Bridge, and an Act of 1894 of the Manchester Corporation for certain improvements in their city. In both these cases our member, Mr. James Green, has been appointed arbitrator, and has held various meetings and deposited his valuations.

Not less than one nor more than three years after the completion of any of these improvements the Council has to fix the amounts and areas of the charges which they claim, and if they are disputed another valuation has to be made, and the charges for betterment (or worsement if any such claims are made) have to be settled by an arbitrator. Till this has been done, probably five or six years hence, it cannot be known what the practical result of this new mode of dealing with the law and practice of compensation will be.

I suppose I ought to say something with reference to our new buildings. In the Council's Report in May last it was confidently predicted that the roofing-in would be completed before the winter but owing to unforeseen difficulties as regards foundations a good deal of time was lost which it will not be possible to overtake. The Council have, however, brought pressure to bear on the contractor, with the result that rapid pro-

gress is now being made, and there seems to be some reason for hoping that a portion of the building will be available early next summer.

While on the subject of Institution affairs I should like to refer to the new Employment Register which has just been established by the Council. It is hoped that those of the younger members who are seeking employment will in course of time derive considerable advantage from this new means of bringing them in touch with employers, and that employers will also find advantage in knowing where to look for qualified assistants.

As you have no doubt observed, the Council have taken another very important step in deciding to hold one Ordinary General Meeting in each Session in the provinces, and they have selected Manchester, which is an important examination centre, for the first experiment in this direction. Other parts of England will, in turn, be visited, and it is hoped that the results may prove advantageous in every way to the best interests of the Institution.

I trust I have not wearied you with this rather prosaic commentary on matters which seem to me pertinent to our pursuits and the interests with which we are concerned. Ours is an essentially practical occupation, and it affords but small scope for anything more than practical commentaries. At any rate I have done my best, and I can only trust to your indulgent judgment on the manner in which I have performed the task to which my position as your President has committed me.

Mr. E. P. Squarey (Past President) said he felt called

upon, if only on grounds of seniority, to propose a hearty vote of thanks to the President for his most excellent and exhaustive address, which he was sure must have involved much care and microscopic analysis before a review so complete could have been produced of everything pertinent to agriculture and land, and to the many large property interests in which members of the Surveyors' Institution in London and the country were concerned. He could tell, having himself passed through the severe but pleasant ordeal of the Presidency, how much time and labour had been necessary to prepare a Paper so full of statistics, which, when carefully studied, would prove of the utmost value to professional men. He knew not where else one could look for such information as had been digested in this address, which he was sure would be accepted with cordial thanks by all members of the Institution. It was pleasant to think that the President's weighty words would not only be heard by that meeting, but would be circulated throughout the length and breadth of the United Kingdom.

The first paragraph in the address certainly struck a note of sadness, and probably no sermon on the short duration of life could be more eloquent than the fact mentioned by the President that there were now only two survivors of those who formed the first Council of the Institution.

Sir H. Cartwright (Fellow) said he had come down to the meeting hoping to have the pleasure of recording his humble vote in favour of such a resolution as had been moved by Mr. Squarey, and which he was sure would be carried unanimously by the members present.

He had looked forward, year after year, to seeing Mr. Oakley in the Chair, an honour due to the high position he occupied, not only in the Institution, but among his professional brethren throughout the Kingdom.

At previous Opening Meetings he had heard from many eminent men very excellent, useful, and eloquent addresses, but no address he had listened to had, to his mind, possessed the practical value of that just delivered by the President.

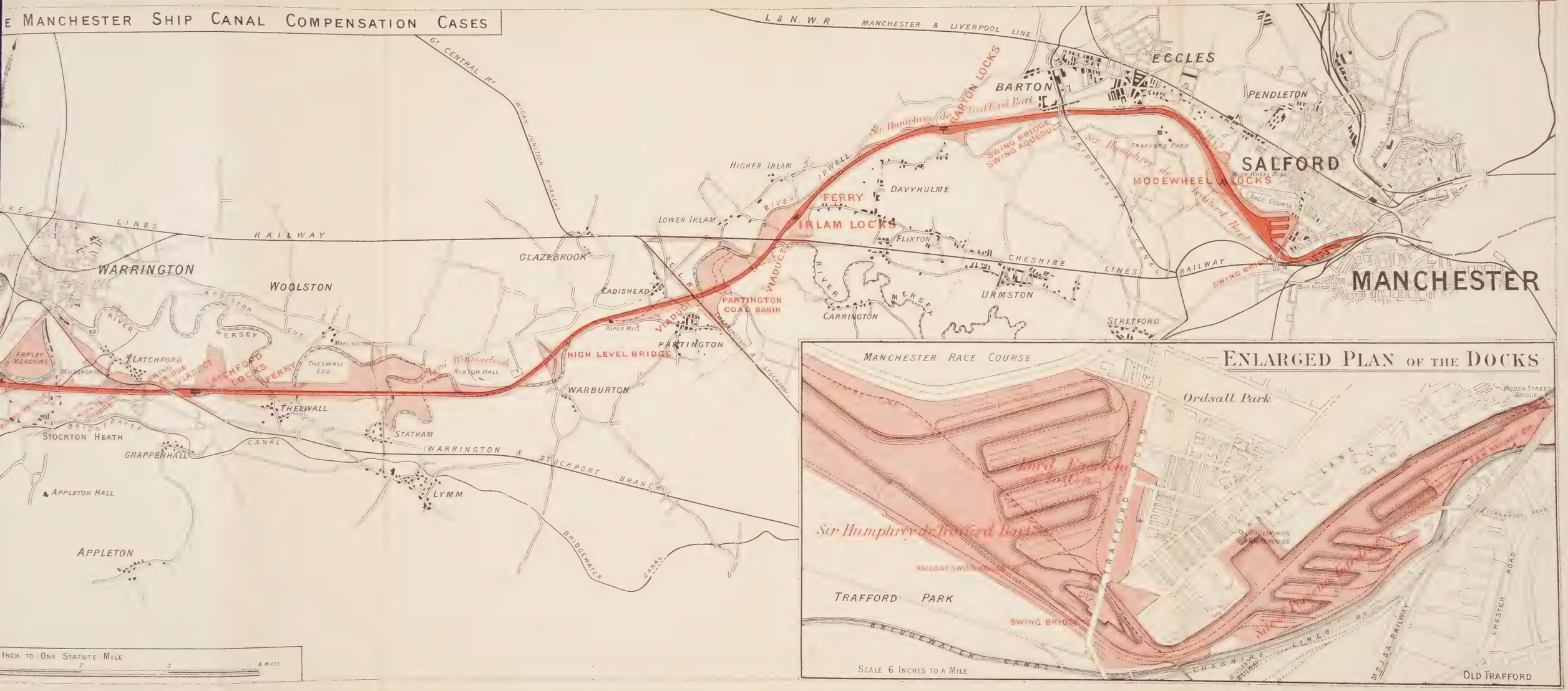
He was very glad that in going over the various points of interest some special matters had been alluded to. One was the unfair incidence of taxation on the clergy. That was a subject to which he was sure the Institution would turn its attention when opportunity occurred. Another point was the proposed subdivision of land by the sale of large estates, which was in some quarters advocated as a panacea for all our present difficulties in connection with land. It was said that the land should be taken out of the hands of large owners and given to the people—that those who were born on the land should own and work it; but the President had shown how mistaken a policy this was, and that land given to the people would be but a useless gift. It was only by the application of capital that land could be worked at a profit for the use of the people.

He thought the President was perfectly right in his allusion to wages. He (Sir H. Cartwright) advocated no decrease in wages, but he held that the case should be met by improving the agricultural labourers' education, so that instead of a fall in wages more efficient work should be given for the present wages, and in that way the difficulty would be surmounted without injury to the families of agricultural labourers.

We were far behind other countries in the technical education of those employed in agriculture. Successive Governments appeared to do nothing, and it behoved the Institution and those interested in land to enforce the necessity for raising the agricultural population to a higher state of efficiency in their labour, by imparting to them a sound technical knowledge of the occupation by which they were to earn their living.

The vote of thanks having been carried unanimously and acknowledged by the President, the Meeting then adjourned.

E MANCHESTER SHIP CANAL COMPENSATION CASES



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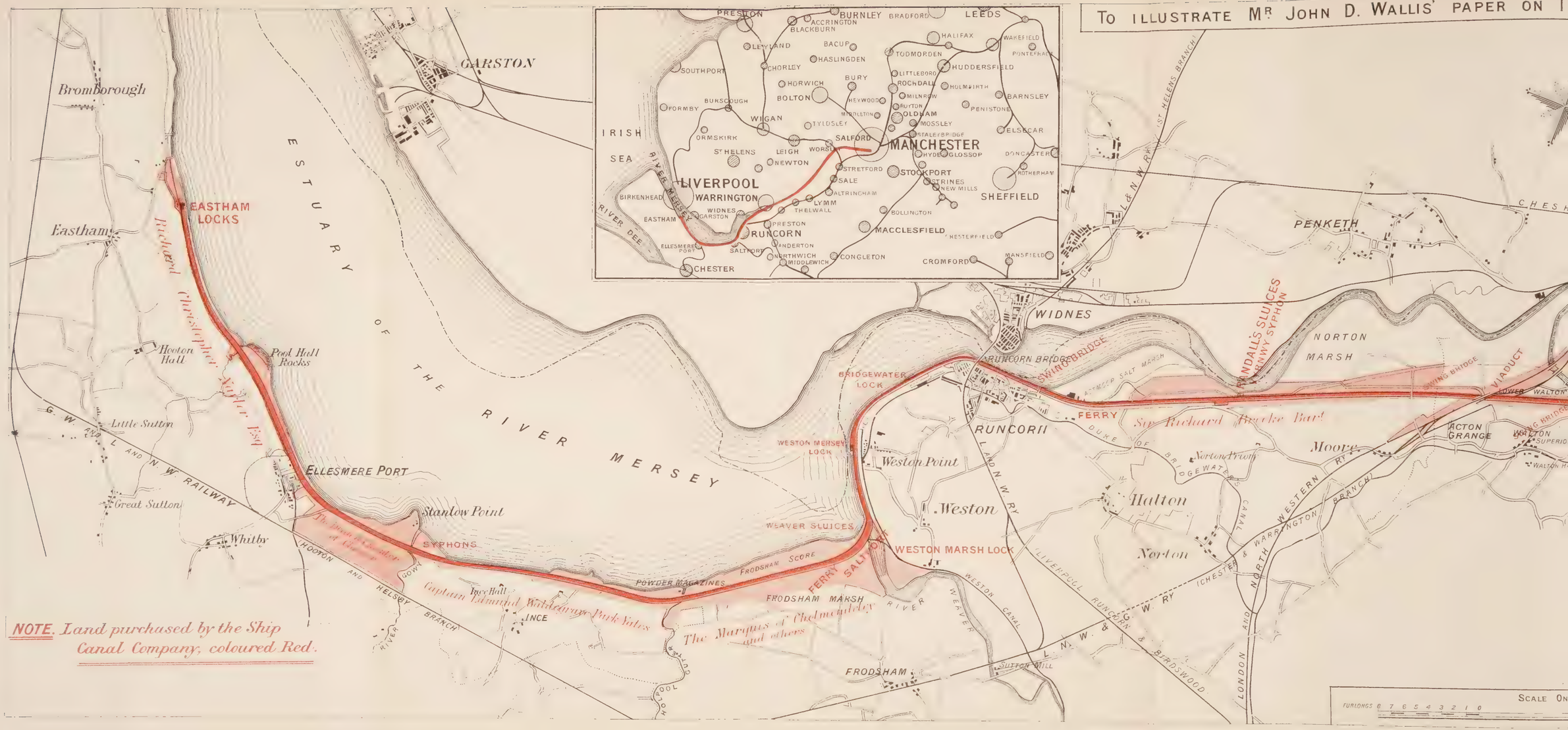

TO ILLUSTRATE Mr JOHN D. WALLIS' PAPER ON T
GARSTON
Bromborough
Eastham
EASTHAM LOCKS
Eastham Locks
Hooton Hall
Pool Hall Rocks
Little Sutton
Great Sutton
Whitby
ESTUARY OF THE RIVER MERSEY
ELLESMERE PORT
Stanlow Point
SYPHONS
WEAVER SLUICES
WESTON MERSEY LOCK
BRIDGEWATER LOCK
WESTON MARSH LOCK
FERRY
FERRY SALTOM
POWDER MAGAZINES
FRODSHAM SCORE
FRODSHAM MARSH
FRODSHAM
Ince Hall
INCE
The Marquis of Cholmondeley and others
Captain Edmund Peel Yates
The Bridgewater Trustees
HOOTON AND HELSBY BRANCH
G. W. AND L. AND N. W. RAILWAY
L. AND N. W. RY
LIVERPOOL RUNCORN & BIRDSWOOD W. RY
LONDON AND NORTH WESTERN RY
CHESTER & WARRINGTON BRANCH
WESTON CANAL
RIVER WEAVER
SUTTON MILL
RUNCORN
RUNCORN BRIDGE
SWING BRIDGE
WIDNES
RANDALL'S SLUICES
RANNEY SYPHON
NORTON MARSH
PENKETH
Weston Point
Weston
Norton Priory
Halton
Norton
Moore
ACTON GRANGE
VIADUCT
Sir Richard Brooke Bart
DUKE OF BRIDGEWATER'S CANAL
NOTE. Land purchased by the Ship Canal Company, coloured Red.
SCALE
FURLONGS 8 7 6 5 4 3 2 1 0
PRESTON
ACCRINGTON
BLACKBURN
BURNLEY
BRADFORD
LEEDS
LEYLAND
BACUP
HALIFAX
WAKEFIELD
PONTEFRACT
SOUTHPORT
CHORLEY
HASLINGDEN
TODMORDEN
HUDDERSFIELD
HORWICH
BURY
LITTLEBORO
ROCHDALE
HOLMFIRTH
BARNSLEY
FORMBY
BURSCOUGH
BOLTON
HEYWOOD
MILNROW
PENISTONE
MIDDLETON
OLDHAM
WIGAN
TYLDSLEY
MOSSLEY
ELSECAR
IRISH SEA
ORMSKIRK
SALFORD
STALEYBRIDGE
MANCHESTER
ST HELENS
LEIGH
WORSLEY
NEWTON
HYDE
GLOSSOP
DONCASTER
STRETFORD
STOCKPORT
ROTHERHAM
LIVERPOOL
SALE
STRINES
NEW MILLS
BIRKENHEAD
WARRINGTON
ALTRINCHAM
SHEFFIELD
LYMM
THELWALL
BOLLINGTON
RIVER MERSEY
RIVER DEE
PRESTON
MACCLESFIELD
CHESTERFIELD
ELLESMERE PORT
SALTFORD
VANDERTON
NORTHWICH
MIDDLEWICH
CONGLETON
CROMFORD
MANSFIELD
CHESTER

Paper 229.
No. 374.

THE MANCHESTER SHIP CANAL COMPENSATION CASES.

By JOHN D. WALLIS, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, November 22nd*, 1897.

Christopher Oakley (President) in the Chair.

The President said, before he called upon Mr. Wallis to read his Paper, it was his sad duty to refer to the loss which the Institution had sustained by the sudden death of a very old friend and a much respected Past-President, Mr. Charles John Shoppee. He was elected on the Council so long ago as the 30th May, 1870, and both before and since that date did continuously good service to the Institution.

He was a man deeply respected by all who knew him, and had been an intimate friend of his own for some 44 years.

The Council at their Meeting that evening had passed a vote of condolence to his widow and son, and he felt sure he had the feelings of all the Members with him in expressing their deep regret for the loss which the Institution had sustained by this sudden death of one of its oldest and most valued members.

THE PAPER.

In January, 1871, the late Mr. Edward Ryde read an interesting Paper before the Institution upon the results of the land purchases for a line of railway near London, giving a record of the actual cost of the land

purchased and the amounts paid for compensation and injury by severance.

I do not find in our *Transactions* any other Paper giving the results of negotiations carried out by members of this Institution, but it has been suggested to me that a record of the land purchases for the Manchester Ship Canal is worthy of a permanent place in our volumes, where it may possibly be of utility for reference hereafter.

I propose, therefore, to attempt to place before you some particulars of the land purchases and compensation cases arising out of the construction of the Ship Canal, giving the actual prices paid, and as many details as possible. The result will, I fear, be a dry summary of facts and figures, but the complete statement may be, I venture to hope, of some interest to the Members of the Institution, and especially to the large number who have been concerned, in one way or another, in the negotiations or compensation cases with which I have to deal.

Before going into figures I may be allowed to pay a tribute of respect to my former chief and partner, the late Mr. A. M. Dunlop, who took the leading part in the negotiations, and was responsible for all settlements, and who is entitled to the credit for the satisfactory and successful results obtained.

It is beyond the limits of this Paper to attempt an account of the early history of the Canal, of the initial difficulties in Parliament, or of its engineering features. It may be sufficient to state that, after unsuccessful applications to Parliament in 1883 and 1884, the Canal Act of 1885 was obtained, capital was raised in 1887, and the first sod was cut at Eastham in November, 1887, by Lord Egerton of Tatton, then Chairman of the

Company. The construction was commenced by the late Mr. T. A. Walker, the contractor, on January 1st 1888, and continued after his death by his executors and afterwards by the Company and by other contractors.

The Canal was opened for traffic on January 1st, 1894, and officially, by Her Majesty the Queen, in May of the same year.

The length of the Canal is 35½ miles, the depth of water 26 feet, and the minimum bottom width 120 feet; the width at water level averaging 172 feet. From Barton to Manchester, a distance of 3 miles, the Canal has a minimum bottom width of 170 feet, being 230 feet wide at water level.

The Canal follows generally the course of the Rivers Irwell and Mersey from Manchester to Eastham, where it enters the channel of the Mersey, the rise of 60 feet between ordinary water level at Eastham and the water level of the Manchester Docks being obtained by locks at Eastham, Latchford, Irlam, Barton, and Mode Wheel.

The average width of land required for the waterway varied from 200 to 300 feet for the 35½ miles. In addition, a large area of land was required for the docks, for the deposit of spoil, for the construction of the five deviation railways and the company's railways, for new roads, river diversions, and temporary purposes, and a large area of severed lands had also to be acquired.

The total excavation necessary amounted to about 50,000,000 cubic yards, the whole of which, with the exception of a portion used for constructing railway embankments, had to be placed upon adjacent land; for this purpose alone it was necessary to acquire about 1,300 acres.

The Rivers Irwell and Mersey for a great part of their length between Warrington and Manchester have

been absorbed in the Canal, and the sinuous bends of the old serpentine course, cut off by the straighter line of the Canal and left on either side of it, have been mostly filled up with spoil, causing a considerable alteration in the face of the country, and giving rise to claims for loss of wharfage and increasing the severance injury.

The five deviation railways referred to in a preceding paragraph each extend for about $1\frac{1}{4}$ miles on either side of the Canal, and were constructed alongside the old lines for the purpose of carrying the rails over the Canal at a height of 75 feet above water level. The railways affected were the London and North Western (Main Line), the London and North Western (Warrington to Stockport), the London and North Western and Great Western Joint Line (Warrington to Chester), and the Manchester and Liverpool and Glazebrook and Stockport lines of the Cheshire Lines Committee.

The first purchase of land for the Canal was made in September, 1887, the subsequent negotiations and settlements extended over several years, and many cases, especially cases of injuriously affecting, were delayed for various reasons, and some important claims have only recently been settled.

The Parliamentary estimate made at the end of the year 1884 for the estimates for the Bill of 1885 amounted —for land, compensation, interest and expenses—to £1,100,108 for an area of 3,430 acres, an average price of £320 an acre.

This estimate included a sum of £120,000 for land and property forming part of the Mersey and Irwell Navigation, afterwards included in the purchase of the Bridgewater Undertakings, which I will refer to later on.

Credit was also taken in the Parliamentary estimate for the re-sale of 1,766 acres of surplus and spoil land for

a sum of £116,672, including an allowance for re-sale of building materials and plant on the land purchased.

The estimate was in this way reduced to a net figure of £863,436 for an area remaining, after re-sale of surplus lands, of 1,664 acres.

The actual gross expenditure for land and compensation including interest and expenses has been £1,359,490 for an area of 4,664 acres, an average cost of about £291 an acre.

It was necessary to acquire an area of 1,229 acres in excess of the area provided for in the Parliamentary estimate, the chief cause of this increase being the alterations made in the Bill during its progress through Parliament. One of these alterations consisted in the moving of the centre line of the estuary portion of the Canal further inland by the House of Commons Committee, necessitating the taking of extra land. Clauses were also inserted in the Bill giving power to landowners to compel the Company to acquire large areas of severed lands, and by Acts passed subsequently to 1885 the dock scheme at Manchester was altered and extended, and additional lands were authorised to be acquired from time to time for alterations and diversions of public roads, for deposit of spoil, and other purposes. In several cases land not required for works was purchased in order to avoid heavy and expensive accommodation works.

In consequence of these alterations it is impossible to make an exact comparison between the results obtained and the Parliamentary estimate, but it is satisfactory to be able to point out that the average cost of £291 per acre all over, including claims for injuriously affecting, lessees and tenants' claims, interest, expenses, and contin-

gencies, is less than the average of £320 an acre provided for in the Parliamentary estimate.

It may here be mentioned that since the Canal Act of 1885, 14 amending or enlarging Acts have been obtained by the Canal Company for various purposes. During the progress of these Bills through Parliament the landowners' interests were not overlooked, for, included in the Act of 1885 and the subsequent Acts, are rather over 100 separate sections, each with many sub-sections, containing full and lengthy provisions inserted for the benefit or protection of individual landowners. It is scarcely necessary to say that these provisions had in many cases an important bearing upon the compensation cases which followed the passing of the Acts referred to, besides involving a large expenditure for accommodation works, such as ferries, syphons for drainage, roads, and wharves.

The land estimates did not include the cost of the undertakings of the Bridgewater Navigation Company.

This valuable property, consisting of the Bridgewater Canal from Manchester to Runcorn with a branch canal to Leigh, the Runcorn and Weston Canal, the Runcorn and Latchford Canal, and the Mersey and Irwell Navigation with docks at Liverpool, Manchester, and Runcorn, and extensive warehouses and wharves at Manchester, Runcorn, Warrington, and other places, with plant, tugs, vessels, and other property, was purchased in August, 1887, for a sum, agreed upon and named in the Act of 1885, of £1,710,000.

This purchase was rendered necessary by reason of the destruction of the greater part of the Mersey and Irwell Navigation and the Runcorn and Latchford Canal, by the construction of the Ship Canal. The Bridgewater Canal has not been interfered with except

by the construction of the swing aqueduct where it crosses the Ship Canal at Barton; it is maintained as a going concern, and is a source of considerable profit to the Company, and as an adjunct to the Ship Canal is most valuable.

Summary of Results.

We received altogether nearly 1,000 claims, those from landowners numbering 425, and those from lessees and tenants, 529. The claims sent in amounted in the aggregate to £2,325,208, being nearly 100 per cent. in excess of the settlements afterwards arrived at.

The following figures show the final result:—

	Acres.
Land for Canal and Works	1,557
Land for Docks at Manchester	266
Land for Deviation Railways	178
Land for Deposit of Spoil	1,296
Severed Lands	1,367
Total Area Purchased	4,664

In addition to the area purchased, exchanges of land with public authorities were arranged in several instances.

Purchase Money and Compensation.

	Claims.	Settlements.
Land.—4,664 Acres	£2,023,295	£1,094,463
Injuriously affecting where no Land taken	122,750	61,013
Lessees and Tenants	179,163	58,136
	£2,325,208	£1,213,612
Redemption of Land Tax		2,721
Interest upon Purchase Money		42,036
Expenses		101,121
Total Expenditure		£1,359,490

This is exclusive of chief rents of £379 a year, created before we purchased and remaining payable by the Company.

The cost of the 4,664 acres, exclusive of tenants' claims, claims for injuriously affecting where no land was taken, interest and expenses, was £1,094,463, an average price of £234 an acre.

This includes injury by severance, trade claims, buildings, manufactories, and works.

The price paid for works, manufactories, houses, cottages and other buildings covering 99 acres was £217,639.

Valuable building land at the Manchester end amounting to 70 acres cost £99,747.

If these exceptional properties are eliminated, we have an area of 4,495 acres of land, largely of an agricultural character, costing £777,077, an average price of £172 an acre, for land extending from Manchester to Eastham, including compensation for injury by severance, compulsory sale, and some building and accommodation

value, at such places as Salford, Eccles, Stretford, Barton Irlam, Warrington, Latchford, Lower Walton, Runcorn and Ellesmere Port.

The price paid, excluding foreshore lands, varied from £97 an acre for agricultural land near Warrington, to £5,000 an acre for building land at Manchester, and I now propose to draw attention to a few of the more important cases of interest and to give instances of prices paid in various localities, beginning at Eastham and following the line of the Canal to Manchester.

Some Instances of Prices paid.

A number of large landowners owning extensive agricultural and residential estates were met with at the estuary end of the Canal. As we approached Manchester, the land taken, with some important exceptions, comprised a large number of smaller properties; this was especially the case in the neighbourhoods of Warrington, Latchford, Lymm, Flixton, Irlam and Cadishead.

The agricultural distress of recent years had been felt less in this part of Lancashire and Cheshire than at many other places, and the easy access to the large markets of Liverpool, Warrington and Manchester gave an accommodation value in many cases. The rents paid by the occupiers averaged about 40*s.* an acre, rising in places to 50*s.* and 60*s.*

The severance caused by the construction of the Canal was more severe than usually occurs in the making of Canals and railways owing to the great width of the Canal; and the difficulty of crossing was only overcome by the construction of costly swing or high-level bridges, and to a lesser extent by ferries.

The swing-bridges carry the principal highways over

the Canal and are seven in number; there are two high-level road bridges, four ferries for vehicular traffic, worked by manual power, and a few small ferry-boats for foot passengers.

The means of access across the Canal average therefore about one in every three miles.

Between Eastham and Runcorn, a distance of twelve miles, the Canal follows the Cheshire shore of the broad estuary of the Mersey, being in part constructed by embankments within the river and upon the foreshore, and in part by excavation through the land abutting upon the river side.

Several large estates were passed through in this length, and in respect of those belonging to Mr. R. C. Naylor at Eastham, and to Captain E. W. Park-Yates at Ince two important arbitrations were held before the late Mr. W. J. Beadel, heavy claims being made in both cases for residential injury. Here we heard a good deal about the amenities of residential properties, and their threatened destruction by the invasion of ships and tugs, navvies and sailors.

Mr. R. C. Naylor was the owner of the Hooton Estates of about 3,000 acres with a frontage to the River Mersey (which is here about three miles wide) extending from Eastham to Ellesmere Port, with the large and costly but unoccupied mansion of Hooton Hall, and the park of 740 acres running down to the river side. The Canal Company required a strip of land along the river frontage 2½miles in length, containing an area of 121a. 1r. 34p.

No severance or division of the estate occurred, except the severance, no doubt an important one, of the estate from the foreshore of the river, causing the loss of river frontage: the land taken was mostly good agricul-

tural or park land, and included about 30 acres of foreshore above high-water mark of ordinary tides.

The witnesses for the claimant gave the following figures:—

121a. 1r. 34p. valued at	£26,412
Injury to 560 acres adjoining	33,574
Injury to mansion	23,600
A total claim of	£83,586

The witnesses for the Canal Company allowed only a sum of £4,362 for injury during the four years of construction and for re-arrangement of fences, their total valuation being:—

For land taken 121a. 3r. 34p.	£15,127
Injury to estate	4,362
	£19,489

The umpire's award amounted to £28,924, an average of about £240 an acre.

The Ince Hall Estate of Captain Park-Yates was an estate of a somewhat similar character, situate five miles above Eastham comprising about 2,500 acres with the mansion of Ince Hall and park, occupied by the owner.

The Company required a strip along the river side, three miles in length, containing 180 acres. The valuations on behalf of the claimants amounted to £250 an acre with £28,947 added for injury to the mansion and residential character of the estate, the total being £73,489.

The highest figure of the Company's witnesses for the best land was £140 an acre, with £5,230 for injury to mansion and rearrangement of farms, the total being £25,816.

Mr. Beadel awarded £37,260, equal to an average price of £209 an acre.

From the Dean and Chapter of Chester an area of 358 acres of grazing land, with farmhouse and buildings, at Stanlow, situated between these two estates, was purchased by agreement for £45,000, and an area of 514 acres of marsh land and saltings was purchased from the Marquis of Cholmondeley and other owners at Frodsham for £55,435, giving averages of £125 and £107 an acre respectively.

No question of injury to adjoining lands or of severance, or residential damage arose in these cases.

At Ellesmere Port where we had two interesting contested cases, about 80 acres of land was purchased from several owners at an average cost of £160 an acre.

In this estuary length a large area of river bed and foreshore, extending from Eastham to Runcorn, and lying below high water-mark of ordinary tides, was purchased from the Crown.

The late Mr. John Clutton was appointed by the Board of Trade to value for the Crown, and his valuation of £6173 for 334½ acres of foreshore was accepted and paid by the company, being slightly over £18 an acre.

Several claims were made to parts of this foreshore by abutting landowners, alleging ancient grants from the Crown, but they were not generally proceeded with.

One landowner, however, claiming 100 acres of foreshore and river bed at Weston, succeeded last year in an extremely interesting case in the Queen's Bench Division in establishing his title as lord of the manor to the foreshore adjoining the manor extending to the middle of

the estuary, that is to say, including a large portion below low-water mark comprising the bed of the river. The existence of an ancient several fishery from the year 1086 was proved to the satisfaction of the Court, and the Crown in this case have refunded the proportionate share of the purchase money received by them in respect of this foreshore.

It may be said here that above Warrington the river bed and towing path of the non-tidal but navigable rivers Mersey and Irwell were included to the centre of the river in each case with the adjoining owners' land, and an uniform price of £20 an acre for river bed and £50 an acre for towing path was paid; this was rarely contested, and I do not think more was paid in any case unless there was a loss of wharfage. The navigation rights in the river were vested in the Mersey and Irwell Undertaking.

At Runcorn, valuable property on the river front was purchased including boat building and repairing yards, flour mills, and other buildings, the details of which would be of little value except at too great a length for this Paper.

East of Runcorn the Canal diverges from the shore of the river and enters the estate of Sir Richard Brooke, Bart., and runs through the property of that gentleman, in the townships of Norton, Moore, and Acton Grange, for a distance of nearly four miles. Here we had the first large severance; the compensation was settled by agreement, and averaged £170 an acre.

A large area of land belonging to other owners in the township of Moore, where there was no injury by severance, cost £97 and £120 an acre.

In the township of Lower Walton the influence of the proximity of the town of Warrington began to be

felt, and 41½ acres, subject to a chief rent of £62 9*s.* a year, were acquired from Sir Gilbert Greenall, Bart., the award by arbitration being £10,920, an average of £263 an acre. There was some building value and severance damage,

A number of houses and cottages were acquired from other owners in this township.

In Warrington township 160 acres were purchased in Arpley Meadows from a number of owners for the site of the Warrington Dock, diversion of the Mersey, and construction of new roads, and in the adjoining township of Appleton land of building value and some 30 houses were taken. The price paid in these two townships averaged £250 an acre.

In Latchford and Grappenhall a large number of owners were dealt with, and the land varied considerably in value, as much as £1,200 an acre being paid in one or two cases where damage was done to adjoining land, the average price in these townships being £300 an acre, including house property.

In the townships of Thelwall and Woolston two or three larger properties were met with, and the compensation paid, including bad severances, averaged about £175 an acre.

In Lymm all land cut off by the Canal was purchased and severance injury avoided. The price paid averaged £115 an acre for 250 acres belonging to a number of of owners.

In Rixton a large area was purchased from Lord Winmarleigh for £110 an acre, and more valuable land belonging to other owners, including severe severance, cost £170 to £200 an acre.

In Partington, Warburton, and Carrington, the value and character of the land did not show much variation;

about 250 acres were purchased from the Earl of Stamford and Warrington, Sir W. C. Brooks, and several other owners, at a price averaging £140 an acre.

In Irlam building land cost from £400 to £600 an acre; a large area of agricultural land belonging to a number of owners cost about £150 an acre.

In Flixton we had again a large number of small properties; the cost averaging £150 an acre for some 200 acres.

In the township of Barton-upon-Irwell, we passed through the estate of Sir Humphrey de Trafford, Bart., for a distance of five miles, extending from Higher Irlam to the site of the Docks at Manchester. We were able to agree without a reference, and the price paid averaged £290 an acre. The land in this long length included agricultural land, park land, and land with a building value; severance injury also occurred.

Sir Humphrey de Trafford was well advised in obtaining a clause in the Canal Act, restricting the quantity of land to be taken to that actually required for the Canal, and the land required for spoil through his property was rented and returned after the spoil had been deposited. This owner also obtained power to purchase lands cut off by the Canal from other owners, so that upon completion of the works he became possessed of an uninterrupted frontage to the Ship Canal so far as it passed through his property.

A large area of additional land at the Manchester end of this estate was afterwards purchased from Sir Humphrey de Trafford, by agreement and under subsequent Acts, for the alteration of the dock scheme and other purposes, and cost an average price of £700 an acre, which sum included the right to erect works near the mansion.

In the township of Pendleton an area of about 50 acres, with frontage to the River Irwell, cost £400 an acre. This included an award by Mr. J. H. Clutton of £4,785 for 7 acres of land together with half the adjacent river and towing path, acquired from the Salford Corporation and adjoining their sewage works.

An arbitration was also held to assess the value of the Mode Wheel Mills, in Pendleton. These mills stood upon the banks of the River Irwell, and were worked by water power having a fall of seven feet; the property included the mills, machinery, dwelling house, two cottages, stabling, and outbuildings, and 11 acres of land, and was subject to a water rent of £105 per annum. The award of the umpire (Mr. Daniel Watney) was £21,174.

In Salford valuable property was purchased for the docks. An area of 56½ acres of building land with long frontage to Trafford Road and the River Irwell, was acquired from Lord Egerton of Tatton, in respect of which an arbitration was held in March, 1888, before the late Mr. John Clutton, who awarded the sum of £63,240, equal to an average of about £1,100 an acre

Land in Ordsall Lane, Salford, comprising about five acres with a large warehouse thereon, and subject to a chief rent of £242 10*s*., cost by arbitration (Mr. Thomas Fair, umpire) the sum of £11,143.

In Stretford township the Pomona Pleasure Gardens with music and dancing halls, and an adjacent chair manufactory, all belonging to Mr. James Reilly, were required for the Manchester Docks.

This was one of the heaviest claims we had to deal with, and went to arbitration in October, 1888, Mr. Daniel Watney being the umpire.

The area taken was 21a. 1r. 12p. the land being subject to a chief rent of £860 per annum.

The figures put before the umpire were as follows:—

	Claimant's Witnesses.	Company's Witnesses.
Land, less chief rent	£66,578	£13,838
Buildings	37,023	18,049
Fixed plant	7,903	7,903
Loss on loose plant	4,518	2,269
Trade profits	5,070	1,600
Removal of stock agreed value £13,622 ...	9,080	2,043
Compulsory sale	11,602	3,979
	£141,774	£49,681

The umpire awarded the sum of £70,352.

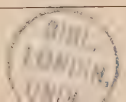
In Manchester £15,000 was paid for a timber yard and saw mill at Hulme, covering $1\frac{3}{4}$ acres; this included valuable machinery. The site was subject to a chief rent of £186 per annum.

An arbitration was held before Mr. Thomas Fenwick, with reference to $4\frac{1}{2}$ acres of land adjoining this timber yard, and belonging to the Sheffield and Midland Railway Companies. The land extended to Woden Street footbridge (the end of the docks nearest to the centre of Manchester), and had a frontage to the River Irwell; the award was £22,773, equal to about £1 a square yard.

Date.	Claimant.	Description.
Nov. 29th, 1888	R. C. Naylor . .	Land for Canal, Eastham to Whitby { Land . Foreshore .
Oct. 9th, 1888	Shropshire Union Ry. and Canal Co. .	Land and Foreshore at Ellesmere Port
Jan. 24th, 1888	E. P. Brownrigg .	Land at Ellesmere Port (one moiety)
Dec. 20th, 1887	John Grace . .	Land & 6 Cottages at Ellesmere Port
Mar. 17th, 1888	Thompson & Dawson	Yearly Tenants, Land at Stanlow .
Oct. 16th, 1888	E. W. Park-Yates .	Land for Canal, Ince . . .
Sept. 10th, 1894	E. W. Park-Yates .	Land for Canal, Ince . . .
July, 1891	Chilworth Gunpr. Co.	Lessees of Gunpdr. Magazines, Ince .
Aug. 1st, 1895	A. H. Talbot & Others	Injury to Water Power to Sutton Mills
April 27th, 1889	Bridgewater Trustees	Shipbuilding Yards, &c., at Runcorn
April 12th, 1890	Bridgewater Trustees	Land at Runcorn . . . .
April 27th, 1889	Ellesmere Trustees .	Land and Shipbuilding Yards at Runcorn . . . . .
Jan. 4th, 1889	Old Quay Mill Co. .	Mill partly destroyed by Fire at Runcorn . . . . .
July 19th, 1890	Sir R. M. Brooke, Bt.	Land at Norton . . . . .
Jan. 9th, 1889	Sir Glbt. Greenall, Bt.	Land for Canal at Lower Walton .
Mar. 28th, 1889	W. J. Legh . .	Land for Railway near Warrington .
Dec. 13th, 1893	Mrs. Worthington & Others . . .	Injuriously affecting by interference with roads . . . . .
Dec. 8th, 1893	Mrs. Mary Jepson .	Land at Rixton. . . . .
Oct. 19th, 1895	Mrs. Buckley . .	Interference with access to Farm at Thelwall . . . . .
Dec. 8th, 1893	Rev. G. F. Roberts .	Land at Higher Irlam . . .
June 22nd, 1888	Rev. R. Martin. .	Land at Irlam . . . . .
Aug. 8th, 1888	Miss Mercy Smith .	River-bed and Wharfage at Flixton .
Feb. 8th, 1893	Rev. E. F. Letts .	Land at Higher Irlam . . .
May 29th, 1895	Wm. Brown's Executors . . .	Loss of River Frontage at Irlam Hall . . . . .
Nov. 14th, 1892	W. H. M. Ward .	Strip off Gardens of two Houses at Flixton . . . . .
Nov. 14th, 1892	R. M. Gill . .	Strip of Building Land at Flixton .
Feb. 26th, 1890	Salford Corporation .	Land adjoining Sewage Works at Pendleton. . . . .
Nov. 27th, 1890	Mode Wheel Mills Co.	Flour Mills at Pendleton with Water Power . . . . .
Mar. 14th, 1888	Lord Egerton . .	Land for Salford Docks—no Buildings
June 19th, 1890	Boulinikon Floor Cloth Co. . .	Land in Salford for Docks, with Warehouse . . . . .
Oct. 25th, 1888	James Reilly . .	Chair Works and Pomona Gardens, Manchester . . . . .
June 15th, 1893	M. S. & L. & Midland Railway Co. . .	Land at Hulme Hall Road, Manchester

Contested Cases.

Area.			Statutory Offer.	Evidence Given.		Award.	Umpire.
				For Claimant.	For Company.		
A.	R.	P.	£	£	£	£	
91	2	5	22,000	82,812	21,384	28,924	Mr. W. J. Beadel
29	3	29					
43	3	33	5,613	25,559	3,395	11,732	Do.
4	2	33	400	4,678	363	500	Jury Case
22	2	3	5,457	12,644	3,387	4,432	Mr. John Clutton
102	3	25	1,000	3,000	576	900	Award by Justices
179	1	8	—	69,377	25,816	37,620	Mr. W. J. Beadel
1	1	20	—	956	151	430	Mr. Thomas Fair
1	2	0	—	57,993	4,100	15,860	Mr. Arthur Garrard
	—		—	5,729	786	1,916	Mr. John Cross
4	0	5	—	9,418	2,441	4,528	Do.
0	3	34	—	1,377	406	963	Do.
5	2	26	—	16,964	6,784	9,081	Do.
0	0	25	3,640	6,605	1,355	2,725	Mr. Wm. Radford
12	3	32	—	3,237	1,424	2,123	Mr. Thomas Fair
41	2	5	10,500	16,521	9,526	10,920	Mr. W. J. Beadel
2	2	14	650	1,779	664	853	Jury Award
	—		—	3,300	690	1,354	Mr. Elias Dorning
0	1	5	—	191	37	59	Mr. Wm. Radford
	—		—	1,150	100	420	Mr. John Cross
2	0	15	—	1,100	461	628	Mr. Wm. Radford
1	3	19	—	1,439	758	877	Mr. Wm. Wilson
0	2	20	—	283	20	82	Mr. Wm. Radford
6	0	32	—	2,171	818	1,187	Mr. T. T. Wainwright
	—		—	3,062	150	625	Mr. Thomas Fair
0	0	8	250	415	68	150	Jury Case
0	0	13	100	Verdict by	Consent	150	Do.
9	0	6	7,000	13,753	3,719	4,785	Mr. J. H. Clutton
12	2	34	21,000	39,044	13,145	21,174	Mr. Daniel Watney
56	2	13	55,000	85,923	42,447	63,240	Mr. John Clutton
5	1	3	10,000	20,240	5,513	11,143	Mr. Thomas Fair
21	1	12	57,500	141,774	49,681	70,352	Mr. Daniel Watney
4	2	3	22,500	36,805	16,353	22,773	Mr. Thomas Fenwick
				£669,299	£216,518	£332,506	



Contested Cases.

The number of contested cases was small, being only 32 out of 954 claims, or about 3½ per cent. of the whole, but representing in value 27½ per cent. of the total amount paid for purchase money and compensation.

The aggregate amount awarded by arbitration and jury was £332,506 as compared with £881,106, the amount at which 922 claims were settled by agreement.

The contested cases comprised the following:—

27	Arbitration Cases	£329,953
4	Jury Cases	1,653
1	Tenant's Claim before Justices	900
32		£332,506

I have already referred to the more important arbitrations, and I have prepared a table to accompany this Paper, giving the evidence and the award in every contested case; for this purpose I have selected the witnesses giving the highest valuation for the company and the lowest for the claimant.

The table shows when the statutory offer exceeded the amount awarded. Some doubt exists as to the advisability of making a statutory offer before proceeding to arbitration and we adopted no fixed rule, but in several cases we obtained awards under the statutory offer, the claimant becoming liable for payment of part of the costs of the inquiry.

The arbitration cases included some of the most important claims received. It is generally more difficult to settle complicated claims which include items for loss of trade profits, and machinery and plant, by agreement, and several claims of this nature went to arbitration, as well as several of the largest estate claims. I may

point out that the claims referred to arbitration were reduced by the awards by 70 per cent., whilst the claims settled by agreement were reduced only by 35 per cent.; this fact shows, I think, that claimants were fairly considered and liberally met, and that no reasonable claim was forced to arbitration.

At some of the earlier arbitrations the arbitrators themselves gave evidence, but this practice was afterwards dropped and the rule of the two arbitrators sitting with the umpire was adopted.

In one case only were we unable to agree upon an umpire, when an appeal to the Board of Trade was necessary.

In several of the smaller cases no skilled witnesses or counsel were engaged, the arbitrators alone putting the case before the umpire. This procedure was the means of a saving in costs where it could be safely adopted.

Of the four claims submitted to juries there is little to be said, the only important one being a case where a sum of nearly £30,000 was claimed for $4\frac{3}{4}$ acres of land at Ellesmere Port. The claimant held a moiety of the property, and his witnesses brought their figures up to £4,678 only; and the Jury awarded £500. An offer had been made of £800 for the two moieties, so that the verdict did not carry costs against the claimants.

Only one case was carried from the arbitration room to a court of law. This was the case of the Chilworth Gunpowder Company,* where the Canal Company applied during the course of the arbitration proceedings to revoke the submission.

The property in dispute (a powder magazine at Ince)

* 8 T. L. R., 79.

was at the time of service of the original notice to treat in the possession of the Pulver Fabrik Company, who held a lease of the premises. After accepting service of the notice, and sending in a claim of £10,000, they transferred their interest to the Chilworth Gunpowder Company, which company held, before the date of the notice to treat, and afterwards exercised, an option to purchase the benefit of the lease for £1,500. The Canal Company, in order to obtain possession, then served the Chilworth Company with a notice to treat for the property carefully drawn by counsel with the object of limiting the interest to be acquired under such notice to the interest of the Chilworth Company other than the interest covered by the first notice to treat.

The Canal Company contended that they were entitled to void the arbitration with the Chilworth Company, on the ground that the arbitrators were receiving evidence as to the value of the interest covered by the first notice to treat. The argument was that the Canal Company were entitled to deal direct with the Pulver Fabrik Company under the first notice, and that the interest covered by the second notice to treat was a nominal one only. The court decided that the arbitration with the Chilworth Company must be proceeded with, and that the limitation expressed in the second notice to treat could not be upheld. The Pulver Fabrik Company had parted with their entire interest to the Chilworth Company, and the arbitrators were held to be right in receiving the evidence and dealing with the second notice as an ordinary notice to treat without reference to the qualification in it.

The property was alleged to be much more valuable in the hands of the Chilworth Company, who used it in connection with their powder factories, and although

it had been transferred to them since the first notice to treat, for a low figure, the umpire awarded them the sum of £15,860. This included the value of the stock of powder, agreed at £1,100.

Arrangements for Possession.

Generally we had little difficulty in obtaining possession by agreement, upon undertaking to pay a deposit and interest on the balance of the purchase money.

In some 18 cases it was necessary to apply to the Board of Trade to appoint a surveyor to make the valuation for deposit under Section 85 of the Lands Clauses Act.

I think it is interesting to compare the valuations so made with the final settlements afterwards arrived at by agreement or arbitration.

The valuation of a surveyor under the 85th Section, is often of great help in arriving at a settlement, and the gentlemen appointed by the Board of Trade being surveyors of reputation and high standing the results of their visits were generally very useful, and often led to settlements at or about the figures named in their valuations.

The following table gives the amounts of the valuations made for the purpose of the deposit and the prices afterwards paid, and shows that in some two-thirds of the cases the two figures nearly approximate each other. In some few cases a large difference appears, an illustration of the fact, well known to most of us, that two able and practical surveyors, each acting impartially and judicially, may take very different views of the value of the same property; but it should be borne in mind that in complicated cases the Board of Trade Surveyor

has not the advantage of having the same full and detailed information or expert evidence as is usually supplied to an arbitrator.

Valuations by Board of Trade Surveyors.

Owner.	Description.	Valuation.	Whether settled by Agreement or Arbitration.	Amount of Settlement.
		£ s.		£ s.
Shropshire Union Railways and Canal Co.	Land at Ellesmere Port	6,200 0	Arbitration	11,732 0
Capt. E. W. Park-Yates	Land at Ince	39,570 0	Do.	37,620 0
H. Stuart	Land at Ellesmere Port	300 0	Agreement for Exchange	
Chilworth Gunpowder Co.	Gunpr. Mgzine.	4,000 0	Arbitration	15,860 0
Weston Marsh	Marsh Land	840 0	Agreement	1,000 0
Old Quay Mill Co.	Flour Mill	3,640 0	Arbitration	2,725 0
James Paterson	Land at Runcorn	570 0	Agreement	600 0
T. E. Tunstall	House and Land	2,950 0	Do.	3,600 0
S. C. Robinson and others	Land at Latchford	832 0	Do.	600 0
O. M. Leigh	Do.	350 0	Do.	350 0
George Dakin	Do.	1,460 0	Do.	1,350 0
J. M.; W. C.; T. and S. Dugdale	Land at Salford	4,190 0	Do.	4,250 0
P. J. Walkdon	Land at Flixton	1,046 10	Do.	1,175 0
Esther Warburton	Do.	1,490 0	Do.	1,800 0
J. T. Cuncliffe	House & Garden	3,575 0	Do.	3,700 0
W. J. Legh	Land at Warrington	365 0	Jury	853 14
E. S. Hargreaves	Land at Millbank	1,222 0	Agreement	1,600 0
Geo. Whitfield	Land at Cadishead	492 0	Do.	500 0

Cases of Injuriously Affecting.

The most important claim for injuriously affecting was that of the L. & N. W. and G. W. Railway Companies.

This was a matter for engineers rather than surveyors, and is not included in my figures of land purchase and compensation, but as it involved one of the largest sums paid for compensation, this Paper would be incomplete without some reference to it.

The claim was made in respect of the raising of the railways from Warrington to Crewe, Warrington to Chester, and Warrington to Stockport, effected by three deviation railways crossing the Ship Canal at a height of 75 feet above water level, with gradients of 1 in 135. the previously existing gradients being (with some exceptions) comparatively level.

The claims amounted to £397,017, and included the capitalized cost of bank engines to work heavy mineral traffic, and also the additional cost of maintenance of new viaducts and other works, junctions, signals, &c.

The matter was referred to the arbitration of Lord Balfour of Burleigh with Sir George B. Bruce as engineering assessor, and the case occupied 24 days, many eminent counsel and engineers being engaged on each side.

The amount awarded by Lord Balfour was:—

To the L. & N. W. Co.	£63,991
To the L. & N. W. & G. W. Co. ...	31,360
To the G. W. Co.	5,310
Total award	£100,661

Exclusive of the railway companies' claims, no less a sum than £61,013 was paid in settlement of claims for injuriously affecting, where no land was taken.

Of this amount £28,970 was paid as compensation to landowners for giving up accommodation works provided for by the Canal Act, such as ferries and roads

and in lieu of restoring and soiling land rented for deposit of spoil or other temporary purposes.

The construction of the Canal causing the destruction of the old weirs of the rivers Irwell and Mersey, several mills worked by water power were interfered with, and were purchased in some cases ; but two mills, a flour mill at Frodsham and a paper mill at Partington, were not acquired, and the compensation paid in these two instances for loss of water power amounted to £18,416.

The remaining cases of injuriously affecting were settled at a cost of £13,626. They included claims for interference with access by alteration of roads, interference with navigation rights in the old river, compensation for withdrawal of notices to treat, and tenants' claims for injury to crops and damage by flooding during the construction of the works.

The Tenants' Claims.

The sum of £58,136 paid to lessees and tenants includes £29,912 paid to occupiers of works, mills, houses, and other buildings, leaving £28,224 paid to tenants of 2,925 acres of agricultural land.

This is equal to an average of £9 12*s.* an acre paid to agricultural tenants; a few lessees are included but will not seriously affect the average.

The interest of a tenant from year to year as a rule extended to a period of about 18 months.

Expenses.

A note of the expenses may be useful.

The amount was £101,121 and included vendors' and Canal Company's legal and surveyor's charges, arbitration expenses and stamp duty.

The interest paid upon the purchase money amounted to £42,036.

Expenses and interest together were about 12 per cent. upon the total expenditure for land purchase and compensation.

The Surplus Lands.

In concluding, some reference may be made to the surplus lands, which by a "Surplus Lands Act," of 1893 the Canal Company have exceptional powers of dealing with.

These lands comprise an area of about 2,600 acres, and have been acquired, as already pointed out, for deposit of spoil, or upon counter notice from landowners or to avoid severance claims or accommodation works. They extend on both banks of the Canal between Eastham and Manchester, and are a valuable asset in the hands of the Canal Company, forming as they do extremely good sites for works, manufactories or warehouses.

The Canal Company's railways running alongside provide sidings communicating with the various railway systems, whilst the Canal frontage gives a waterway 26 feet deep, forming a highway for ocean-going vessels to all parts of the world. Land has already been disposed of for ship repairing works, timber yards, coal depôts, soap works, cattle lairages, cold meat stores, oil tanks, and other purposes, the total area so sold or leased being about 127 acres. Where the land had previously merely an agricultural value, the expenditure of £15,000,000 upon the construction of the Canal through it, has increased its value by converting it into building land. Not only is the price realised for the land sold in excess of the first cost, but each plot sold brings traffic

upon the Canal, and there is little doubt that, in course of time, the Canal banks will be lined with works and warehouses, producing traffic and assisting to develop its trade, and in the end more than recouping the original cost of the whole of the land purchased for the undertaking.

Mr. A. Vernon (Fellow), in proposing a vote of thanks to the author of the Paper, said he was sure he expressed the feelings of all present in thanking Mr. Wallis for his concise and instructive summary of the results of the negotiations carried out by the late Mr. Dunlop and his partners.

There was not, he thought, much room for discussion on the Paper. It was a statement of facts which Mr. Wallis had marshalled together, and which admitted of no dispute. He (Mr. Vernon) remembered well having the privilege a few years since of going with other Members, as guests of Mr. Dunlop, on a most enjoyable tour of inspection along the whole length of the Canal, and he was not sure whether they had felt more struck with the undertaking as a matter of engineering skill or with the enterprise of the shareholders and the patience of the excellent Manchester Corporation, or whether they wondered still more at the extraordinary state of the water which that Corporation allowed to remain stagnant at their end of the Canal. He remembered Mr. Dunlop foretelling that some day the surplus land would be so profitable to the city of Manchester that posterity would give due credit to all who were concerned in acquiring it.

He noticed that Mr. Wallis in his concluding remarks

prophesied that out of that surplus land more profit would be derived than would cover the whole cost of the acquisition of sites. He hoped that Mr. Dunlop's and Mr. Wallis's assurance of such an excellent result in the future would comfort the shareholders.

If he might be allowed to comment on one or two points, he would say that it seemed to him that those who had framed surveyors' estimates might take satisfaction from the fact, in regard to the land bought, that whatever difference there might be between the estimate and the final cost, or however wide apart might be the estimates of value on either side, there was often a still greater difference in engineering estimates for the actual work done by them. The whole work of this gigantic undertaking of the Manchester Ship Canal had undoubtedly been carried out with great fairness and with conspicuous skill, and he thought that everyone concerned in it was entitled to much credit.

He would not then touch on other points, but he could assure Mr. Wallis that his Paper would be most valuable for reference in the *Transactions*, in respect of similar schemes which it was believed and hoped might follow the one referred to.

Mr. J. Douglass Mathews (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Wallis for his valuable Paper. There was no question that it would be of great value as a contribution to the *Transactions*, and that it would be particularly interesting to members to follow the various negotiations and settlements as set forth by the author. Of course it was an old tale that one surveyor differed from another's

valuation, but he was bound to say that the surveyors of the north seemed to be perfectly able to take good care of their clients' affairs. It was evident that many of the claims were extravagant, and no doubt in many cases circumstances, apart from ordinary value, had to be taken into consideration which led to one party maintaining his value was correct and another altogether disputing it, but at any rate it seemed to him that the manipulation of the scheme, so far as valuation and claims for severence went, was highly satisfactory.

The author's last remark was certainly a most valuable one. He foretold that "in course of time the "Canal banks will be lined with works and warehouses "producing traffic and assisting to develop trade, and in "the end more than recouping the original cost of the "whole of the land purchased for the undertaking." If that were the case, nothing could be more satisfactory.

Mr. H. L. B. Lightfoot (Fellow) said that the only part he took in the great undertaking to which the Paper referred was to settle a great many of the agricultural compensation cases, and he felt that his share in the success of the different negotiations was a very small matter as compared with the rest of the work. He had so little personally to do with it that after his partner's able remarks, he felt there was little he could add to the discussion.

Mr. H. Hendriks (Fellow) said that he had come up from Birmingham to hear the Paper read. It fell on his shoulders to carry out a great deal of the detail of a

scheme in respect of which there was spent over one and a half millions, and he was therefore in a position to thoroughly appreciate the value of the details which Mr. Wallis had embodied in his Paper.

Mr. W. H. Warner (Fellow) thought that after hearing such an interesting and able Paper it was just as well to sum up in one's mind what were the results or conclusions to be arrived at with reference to the whole facts in the different cases dealt with.

What seemed to him a somewhat curious thing was that taking the total amount claimed, the amount at which the cases were settled was as nearly as possible one-half. If, again, one referred to the table of cases contested and settled by arbitration, almost exactly the same result would be found. He thought that a rather peculiar point about these cases. As a summary of the result of the whole negotiations, he thought the Paper showed a highly satisfactory settlement, and that the Manchester Ship Canal shareholders might congratulate themselves on having placed their interests in such very able hands.

A case which he noticed particularly was that of Sir Humphrey de Trafford's claim. That case showed very careful manipulation on the part of those who acted for Sir Humphrey de Trafford, and he should think that, of all the claimants settled with, he probably came off best —not that he received a larger amount of compensation *pro rata* than the others, but he seemed to have got various concessions beyond the money paid, which according to subsequent results had proved to be of great value to him.

Mr. WALLIS, in reply, said he had to thank the Members for the patience with which they had listened to the reading of a very dry Paper, in which there were so many figures that he was afraid it was rather difficult to follow. He had also to acknowledge the vote of thanks which had been proposed and passed in such a cordial manner. He hardly felt entitled to receive any thanks at all, because as a Member of the Institution it was his duty to bring before the Members, however imperfectly he might do so, any information that might be useful. He should be especially pleased if the Paper were the means of again drawing attention to a suggestion which had been often made, that Papers should from time to time be read giving particulars of important transactions carried out by Members of the Institution in the course of their practice.

Many such important transactions were left unrecorded, and so in the course of time became lost to the general body of the Members, and indeed forgotten altogether, although they would be most valuable for reference if they were embodied in the *Transactions*. This had been his only reason for dealing on the present occasion with the purchases of land for the Canal, and he hoped that his tabulated results might have some value, as placing on record facts as to extensive purchases of land and settlements of claims, for the information of Members.

He was sorry that some of the eminent Members who had acted as arbitrators and umpires in many of the cases referred to had not been able to be present, though he felt very gratified at the large number of Members who had come to listen to his Paper. Of

course the success of a work such as he had dealt with was in a measure due to the whole body of surveyors. He felt indebted to those who had advised the claimants and had met the promoters fairly in negotiations and settlements, and to the arbitrators and umpires. He thought it almost unnecessary to say that the most extravagant claims received, and those which gave the most trouble and which were finally settled at a figure least satisfactory to the claimants, were those in which no competent surveyor or adviser was called in by the owner. It was owing to the fact that most cases had been left in the hands of capable surveyors that it had been possible to settle so many claims with so few arbitrations.

A remark had been made about the traffic prospects of the Canal, and he might be allowed to say, though it was not a matter within his province, that he believed the outlook was most encouraging. A new port was not made in a day. Traffic accustomed to other ports had to be drawn to it. There was great faith in Manchester in the future of the Canal, and that faith was being justified every day. At the head of affairs there was a most able man, Mr. J. K. Bythell, and under his guidance an increased traffic was being steadily and continuously drawn to the Canal. There could be no surer proof of the ultimate great success of the Canal than the returns of traffic since it was opened. In 1894 it was 925,659 tons. In 1895 it was 1,358,875 tons. In 1896 1,826,237 tons—about double what it was in 1894. In six months of 1897 —and the first six months were always less than the second six months—the traffic was 957,210 tons.

He was sorry to trouble the Meeting again with figures, but he was sure the progress of the Canal would always be watched with interest by Members of the Institution.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

Paper 230.}
No. 375.}

ON

THE AMENDMENTS OF THE AGRICULTURAL HOLDINGS ACT SUGGESTED IN THE REPORT OF THE ROYAL COMMISSION ON AGRICULTURE.

By F. PUNCHARD, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, December 6th*, 1897.

Christopher Oakley (President) in the Chair.

In venturing to initiate a discussion upon these suggested amendments, I feel that I have undertaken a subject upon which I have really nothing new to say, especially as upon a comparatively recent occasion I went over most of the ground covered by them. Probably, therefore, before my Paper is concluded, you will say of it, as was once said of the speech of an eminent statesman, "What was new in it was not true, and what "was true was not new."

But this want of novelty, or paucity of new ideas, does not attach to my Paper only, for it shows itself more or less throughout that part of the Commissioners' Report which applies directly or indirectly to the relationship of landlord and tenant.

For instance, after summarising the evidence—evidence which in itself contained nothing new—the Commissioners say that the agricultural depression is due primarily to the fall in prices consequent upon

foreign competition, and that there is no near prospect of permanent remedy. I fear this is no new conclusion.

Again, our land law or land tenure reformers naturally seized the opportunity of airing their theories and repeating their prophecies that the three F's contain the only happy solution of the problem of agricultural depression. These prophecies are neither new nor true, for if they had any real effect upon the agricultural position, they would have saved the yeoman who has farmed his own land, and has had the three F's to perfection. But these gentlemen complain of as much want of success as any tenant farmer does.

Again, the Commissioners say that the chief objection to the Agricultural Holdings Act is that the sums claimed under it are frequently in excess of the compensation awarded, and that consequently sanguine claimants have been doomed to disappointment. I fancy this is no new experience to Members of this Institution, who, however, are not easily "bounced" out of their rights by the excessive claims of the other side.

I fear, therefore, it will be useless looking for new developments to-night.

The Commissioners, after expressing the decided opinion that the policy of the three F's would be a grave and serious injury to the agricultural community, and that rents have as a rule been adjusted to meet existing prices, have reported in favour of sundry amendments of the Agricultural Holdings Act as a palliative to the depression. I propose to deal with these amendments seriatim.

Permanent Improvements.

The first suggestion is that—(1) The improving of

roads; (2) The improving of watercourses; (3) Making of gardens not exceeding one acre; (4) Planting of orchards or fruit bushes not exceeding one acre; (5) Making and planting of osier beds not exceeding one acre—be taken out of Part I. of the First Schedule and put into Part II., so that the landlord's consent may no longer be necessary, although notice would still have to be given him prior to the commencement of the works before he would become liable for compensation in respect of them. The improvements would thus be placed in the same category as drainage now is, and the landlord would have the option of either himself carrying out the work and charging (I won't say getting) interest thereon, or looking on whilst the tenant executes them, with the prospect of an arbitration as to their value at the end of the tenancy.

It would have been an interesting and perhaps instructive return if we could have been furnished with a statement of the cases in which the present provision as to drainage has been put in force, and whether (where the statutory notice has been given) the work has been done by the landlord or by the tenant, and (if executed by the landlord) for how long a period he has received the stipulated interest upon his outlay. There was, however, very little, if anything, of importance said upon this point, and no evidence was tendered to show whether the section had been operative or the reverse, nor as to the extent to which it had encouraged or hindered this improvement. My own experience leads to the conclusion that the section has seldom been put in force, and that, more often than not, where it has been applied the interest payable has been merged in the rent, with the consequence that the rent has soon been appealed against as a burden too heavy for the tenant to bear. Advocates

for greater liberty to execute permanent improvements have little idea of the profitless sea upon which the tenant would embark if he ventured to expend his money on those improvements.

There is a delightful vagueness in the Commissioners' use of the word "Improving," as applied to roads and watercourses, a vagueness which will have to be qualified by the addition of provisions to the effect that such improvings must be of a durable nature, something beyond the mere putting into working order which would ordinarily fall upon the tenant, and not the necessary consequence of his failure to fulfil the covenants of his lease. I can readily imagine a claimant urging that he has improved a road by putting on a few cartloads of stones, or a watercourse by removing from it any gradual accretions of obstructive materials which are but the natural result of his failure to carry out his covenants. A specious advocate might also urge that as the landlord will under the amended Act be unable to recover compensation for the tenant's neglect, where such neglect has existed for more than two years, any amending of the roads or cleaning out of watercourses after that period would constitute an "Improving" within the meaning of the Act. Such an argument would be likely enough to arise if the proposals of the non-content Commissioners which would avoid any notice to the landlord and would practically hand over to the tenant the control and management of the landlord's property were adopted. But fortunately the majority of the Commissioners recognise that the landlord ought still to have a controlling hand over any permanent outlay on his estate for which he is ultimately to be held responsible, and that he must not be converted into a mere rent-charger or that medium of "security for tenants' outlay"

which Mr. Channing so vaguely talks about, but which he never seems to think must be qualified by the outlay having been a judicious and beneficial one. He uses the phrase so as to imply that the landlord benefits by all the tenant's losses.

Notice of these improvements will have to be given to the landlord, and details furnished as to the method in which they are intended to be executed. The want of such details has in some cases deprived tenants of their rights to compensation for drainage executed under the present Act. Tenants are very careless in this respect, and commonly ignore the provisions of the Act until the time has arrived for making their claims under it. They then discover the result of their carelessness, and grumble and growl over the cumbersomeness of the Act. In fact they want all the advantages of the Act without incurring any of its liabilities.

The improvements proposed to be dealt with are, with the exception of roads and watercourses, of a class which will not often be executed, and the compensation for them, when measured by their value to the incoming tenant, will be slight and of little general moment. The benefits arising from the improving of roads and watercourses are more apparent and can be more readily estimated.

But after all that was said on the subject, I am surprised that the Commissioners have not put the "laying down of land to permanent pasture" either among the transfers from Part I. to Part II., or among the items over which the tenant should have a free hand. The improvement is one of far more general execution than any of those which are named, and is better calculated to be of real benefit to the landlord's property. It is, as Mr. Channing says, "a work which must be

"carried out with skill, judgment, and considerable "outlay, if it is to be successful," and its success or non-success is more patent and therefore more correctly appreciated than is the case with most other improvements. A good piece of newly laid pasture is, perhaps, the best proof which can be seen of that continuous good farming which is so much talked about, but more rarely practised, whilst the "accumulative fertility" of our Scotch friends cannot be so easily extracted from it, as is too commonly done from arable land, without the effects of its extraction being made apparent.

Nothing has been more fruitful of quarrel or friction between landlords and outgoing tenants than the ploughing up of land which has been laid away to pasture. The injury and annoyance to the landlord has, perhaps, been greater than the advantage to the tenant, while it is certain that the tenant would not have laid the land down unless he had considered such a course profitable to himself and beneficial to the farm. I would therefore make the plunge at once, and give the tenant a free hand on this question of laying down to permanent pasture, though, in return for this freedom and his right to compensation, I would stipulate that, after land has been laid down for say *eight* or *ten* years, the tenant should be restricted from ploughing it up without the landlord's consent. At any rate this restriction should apply to the last two years of the tenancy. There would be no harm, but on the contrary a national advantage in this restriction, *i.e.*, if there be any virtue in the arguments of the non-content Commissioners. One of these gentlemen describes the ploughing up of newly laid pasture land as a "wholly unnecessary "economic waste;" "an economic blundering of the "worst kind, and an immense waste of national wealth."

After that he surely could find no ground for objection to the restriction.

Other amendments of Parts I. and II. of the First Schedule are advocated by the minority of the Commissioners. Mr. Clay would "sweep away" the whole Schedule. Indeed he is so enamoured of the term that he repeats it more than once, and would apply it to all items which protect the landlord's interests.

Mr. Lambert very properly says that "permanent im- " provements are rightly regarded as part of the owner's " obligations, and it is not advisable that tenants should " undertake them to any great extent," and I would add " should not be encouraged in doing them." He and Mr. Channing suggest that notice should first be given to the landlord of the demand for an improvement, then that an inquiry be held as to its necessity or advantages, followed by an option to the landlord to execute it and recover interest and, failing his compliance, the tenant should be enabled to execute the improvement and obtain compensation for the letting value added to the holding. This process, inclusive of its two arbitrations and struggle for approval, would be more cumbersome and irksome than existing provisions, and tenants who indulged in it would find, as landlords have long since found, that the added letting value when capitalised would fall far short of the actual outlay. Such a process and result would practically amount to setting up the dual ownership which has been the chief cause of the land difficulty of Ireland.

The practical result of some other proposals for agricultural freedom would so obviously be to hand over the management of the landlord's property to the temporary tenant, if not ultimately to hand the property itself over to him, that we need not further discuss them.

Inherent Capabilities of the Soil.

The second amendment proposed is the omission from Section 1 of the "proviso as to the inherent capabilities "of the soil." No testimony was offered that this proviso has resulted in any practical prejudice or reduction of the tenant's compensation. All that could be urged against it was that it "afforded opportunities for cavilling at the "Act unfairly," "was an unintelligible term," or a "thing "which nobody could define" (and presumably therefore could not apply) and as "having a moral repellent effect "upon the tenant." Just fancy; the rights of a landlord are repellent to the morals of the tenant? Surely the tenant's advocate who said that must be far gone in his anti-landlord prejudices.

The proviso was stated also to have acted "theoretically" against the tenant. I fancy that theoretical rather than actual are the grounds upon which are based many other assertions about the undue prejudice of the tenant's claim.

The Chairman of the Central Chamber of Agriculture believes that the proviso has been inoperative. I believe so too. Yet, despite this inoperation, and despite the fact that the rights which it indicates are daily admitted on all hands by the differences in acreage-rentals of adjoining farms, the proviso has to go. It has to go as a sop to Cerberus. Its retention indicates that the landlord has still some rights or property in the varying and natural capabilities of his land, and such an indication is abhorrent to agricultural reformers. Still the rights will remain, and tenant farmers will prove their existence and continue to recognise their principle by offering higher rents for farms which show the greater natural capabilities.

Continuous Good Farming or Accumulative Fertility.

The Commissioners desire that in an amending Act it be made clear that power is given to referees to award compensation for "long continued use of manures." They recognise that valuers have this power under the present Act, and that practically they have exercised it by the variations of their rates of allowances. But their power to do so has to be made more clear.

The evidence abundantly shows that, in the minds of some of the witnesses, the good farming for which they wish to be compensated is not limited to the free use of manures or feeding stuffs, but is to apply to an honest though mere fulfilment of covenants. It is presumed from this that farmers so rarely fulfil their covenants that when they do they ought in some people's opinions to be compensated. The majority of the Commissioners, however, could not see that a tenant should be compensated for doing what he so freely promises and covenants to do when he takes his farm. I do not see it either.

When he has been "manuring" with a free hand, and there is as a result a greater accumulation of fertility left and available for his successor, I quite agree that the outgoing tenant should be compensated at a higher rate than if his expenditure has been merely an ordinary or moderate one. The scheme of the Newcastle Farmers' Club of dividing farms into classes and allowing different rates for the different classes fairly meets this contention, and the Commissioners rightly say that if the scheme had been more generally followed we should have heard less of this outcry about inadequate compensation.

Many of the Members of this Institution have endeavoured to meet this contention by varying and extending their scales according to the degree of manurial improvement. But while we have with justification dealt more liberally in cases where we have felt certain that the farm was actually and appreciably improved in letting value, we seem to want strength of mind to reduce our scales where the manurial outlay has been small. I have often felt that our scales are too liberal where the claimant has bought his feeding stuffs in small quantities, and has given them to store or milking animals, which extract a large proportion of the manurial equivalents. We also too often forget that the largest percentage of manurial value goes out in the liquid manure, which in too many cases is practically lost or wasted. We want to discriminate a little more between a manuring which is moderate and casual, and consequently leaves little or nothing behind it, and one which being on a more liberal scale leaves really something which the incoming tenant can appreciate. We should do well also to inquire rather more closely into the use of nitrate of soda, sulphate of ammonia, and other stimulants which can practically enable an outgoing tenant to extract the bulk of his accumulated fertility.

As Mr. Rutherford, one of the witnesses, puts it: "The man who is up to his business as a 'land sucker' "may, by the use of sulphate of ammonia or nitrate of "soda, practically exhaust the land as fast as he puts "artificial fertility into it by the free use of cakes. He "may exhaust at one end whilst he improves at the "other. To give compensation to that man would be "ridiculous." Mr. Rowlandson also says: "It is possible "to rob the soil with practical impunity," and he might have added "without immediate detection."

It should be made compulsory upon all claimants to submit all their manure bills which apply to the period over which they claim their compensation.

Home-grown Corn.

The amendment which is likely to have the most general application and produce most results is the provision of compensation for the consumption of home-grown corn. This has long been a subject of agitation, and I must confess that one has had a difficulty in maintaining a distinction between the manurial improvement arising from home-grown corn and that from purchased feeding stuffs.

The benefit to the land is the same in both cases, and I fear it is useless nowadays to contend that because the consumption of home-grown corn is necessary to maintain the land in that state of fertility in which the tenant found it on entry, he should not be compensated for it. We seem to be drifting towards the time when the tenant is to maintain nothing except his right to compensation. At present he cannot be bound to consume his own corn, but may sell it all off and bring back purchased feeding stuffs, for which latter compensation is payable. One can hardly deny that the manurial improvement and the consequent right to compensation is the same in both cases.

The chief objection to the proposal is the question of evidence and the opportunity and encouragement afforded for excessive estimates of home-grown crops and of the quantities actually consumed.

Provision will have to be made for the production of some more reliable evidence than many farmers are able to produce at the present time. Written records

drawn up weekly, showing the quantities of corn and other feeding stuffs actually consumed and the numbers and class of animals they are given to, must be insisted upon, and the referees or valuers should have power to refuse compensation where they are not fully satisfied with the evidence produced.

It is possible also that lower scales of compensation may have to be introduced, because most of the existing scales are probably based upon the assumption that a certain amount of home-grown corn is consumed, and that consequently the manurial benefit from the purchased portion is greater. Where the consumption is small the percentage of manurial improvement is small also. Indeed in many cases it is hardly appreciable, and should be compensated accordingly.

One general lesson to be learned from the results of the different County Council experimental stations has been that the effect of manures is greater upon the crops on poor land than upon rich, and that consequently, where the land is poor, the first crop exhausts more of the manure applied than is the case in richer land. Compensation for unexhausted manurial improvement must therefore be less in the former case than in the latter.

Procedure.

Most of the remaining suggestions refer to the course of procedure, the notices of claim, and the appointment of arbitrators and their powers.

It is proposed to take a leaf out of the Scotch Amendment Act of 1889, and provide that unless the parties otherwise agree, the case be referred to a single arbitrator. This would, it is contended, be a material

saving of expense and secure just as sound awards as are now obtained under an umpire who for all practical purposes is a single arbitrator. But will the parties fail to otherwise agree? And will such failure lead to such a curtailment of expense as is anticipated? The answers to these questions must be in the negative, especially as most of the complaints about the cost of arbitration came from Scotland, where the Amendment Act seems to have had little application.

The practice seems to have grown of late for a tenant when he contemplates making a claim to go to a local valuer to draw up his claim and advise him as to its amount; and ultimately this local valuer becomes the tenant's arbitrator. The landlord on his part engages another local valuer to prepare his counterclaim, and then appoints him as his arbitrator. The two rarely feel that they can agree, and therefore the case goes to the umpire, though probably if only a lump sum and not a detailed award were necessary, they would be more likely to agree, or at any rate to try to agree.

Arbitrators or referees are in future to be called valuers, and the umpire must be chosen from a list approved by the Board of Agriculture. I do not know what special virtue attaches to the names on such a list, or whether each person on it must previously pass an examination upon his knowledge and experience. But I take it that practically the list will embrace all such valuers as are now engaged in dealing with cases under the Act. Mr. Channing says that the administration of the Act is largely in the hands of valuers deficient in knowledge, independence, and responsibility. He seems to have a poor opinion of the Members of this Institution or of tenants' arbitrators. Yet surely the outgoing tenant in the past has had his own choice of arbitrators.

One important suggestion is that awards under the Act may include matters arising from outside, either under custom or agreement, and I take it that in such a case the sum awarded to the landlord will not as at present be limited to the amount awarded to the tenant. The suggestion is made with the view of the ordinary valuation between outgoing and incoming tenant being dealt with by the same parties and under the same awards as claims under the Act. It has been the double set of arbitrators and awards, and the double set of costs under the present system, which, in many districts, has led to the Agricultural Holdings Act being allowed to become a dead letter.

The adoption of the proposal would avoid those double or cross actions which have been productive of much litigation, but which under the present Act have been practically unavoidable. Many and various have been the cases in which awards under the Act have been upset in the county court, because of their including items outside the Act. *Farquharson* v. *Morgan* was a strong case on this point, because the lease provided that all claims between the parties should be decided under the procedure clauses of the Act.

In this case the tenancy agreement provided for compensation outside the Act being ascertained by the procedure clauses of the Act, and also provided that at the end of the tenancy certain sums agreed for manurial improvements made in the year preceding the term of the lease, and for fixtures then left on the farm, should be deducted from the compensation due under the Act, and if this was less than the former the tenant should repay the excess. The umpire dealt with these items, but on appeal by the landlord the Court of Appeal ordered a prohibition against the county court judge's

order, under Section 24, on the ground that the award to be enforced contained and dealt with matters which are not the subject of the Act, and are therefore beyond the jurisdiction of the county court judge, and cannot be enforced under Section 24.

The items said to be outside the Act were referred to in the following covenant in the lease :

"If any compensation shall become payable to the lessee at the end " of the tenancy, there shall be deducted therefrom the sum of £89 13*s.* 8*d.*, " the agreed unexhausted value of all corn, cake, manures, &c., during the " year preceding the term of the lease, and also £84 18*s.* 6*d.* the agreed " value of machinery and fixturess . . . . The tenant to repay excess of " compensation if any such is found due."

The award did not at first show that the umpire had dealt with these items, but, on its being sent back to him, he showed that he had dealt with them, and had also dealt with unconsumed produce, seeds, &c., under another covenant which provided that the procedure clauses of the Act should apply as well to claims under the lease as to claims under the Act.

Lord Justice Lopes said he was most reluctantly compelled to hold that the writ of prohibition must issue.

Other instances have been somewhat frequent where the landlord has had to sue for his rent by a separate action in the county court because the rent has overtopped the tenant's claim and could not therefore be covered by the award. Tenants again have had to sue separately for items outside the act, such as acts of husbandry and other ordinary items of valuation between outgoing and incoming tenants. The extra costs in such cases will be avoided by the award being allowed to deal with items outside the Act.

The best time for delivery of notices of claim, and,

indeed, the necessity or desirability for providing for such notices, was the subject of much contention before the Commission, and the Commissioners themselves do not seem to know what will be the most acceptable or most approved decision, whether to abandon them altogether, make them simultaneous, or to continue them much as they are. In the end the majority recommend their being done away with, due provisions being made for putting the Act into operation and for fixing a time when all right to claim should be barred. Mr. Lambert would have the official arbitrator appointed first, and then he should fix a date for the claims of both parties. For once I am inclined to agree with Mr. Lambert, because this would give the parties an opportunity for agreement before putting the Act into operation. It might also more frequently result in the reference to a single arbitrator, because the parties after discussing their position might say: "Let us refer it to Mr. So-and-so" to decide between us. Mr. Channing, on the other hand, would fix a simultaneous date for their delivery, with, of course, the necessary result that the landlord may set the Act in motion as well as the tenant. In this case I fear that the last state of the tenant will be worse than the first.

There should be some clearer definition of the term "determination of the tenancy" where parts of the farm are given up at different periods. The latest legal decision is that it means the date when the last bit of the land is given up, and that houses and buildings, when held over after the land has been given up, cease from that date to form part of the holding within the meaning of the Act. This decision would, in the case of an away-going crop, make good a notice of claim delivered

long after the tenant had given up the bulk of the farm and had ceased to reside upon it.

It should also be made clear whether or not a notice of counterclaim is compulsory before the deductions in Section 6 for breaches of covenant can be made. At present the wording on this point in Section 7 is voluntary (may), but the direction in Section 6 is compulsory (shall); and without any proviso as to the landlord having previously given notice of counterclaim.

In a recent county court case, a learned counsel has gone so far as to say that if there is any rent due at the time of the award, the umpire must (under the directory word *shall* in Section 6) set off so much of it as amounts to the sum awarded to the tenant, and then sue for the remainder only. Thus the nett award to the tenant would be nil, and the landlord (who would be the only person to take up the award) might find a difficulty in getting from the tenant any share of the costs which have been imposed upon him.

Schedule of Dilapidations.

It is proposed that "the dilapidations for which a "landlord may claim compensation should be scheduled," and, I take it, that so long as the schedule is as comprehensive for its part as the tenant's is, there need be no demur to its institution.

The Commissioners give no reason for this proposal, but their object appears to be to check those extravagant and unsustainable counterclaims which are freely stated to have been the chief cause of the boycotting of the Act. Mr. Channing, on the other hand, would rather not have a schedule, because it would imply sins of omission and

commission on the part of tenants, and might suggest to landlords items upon which to hang further counter-claims. He need not flatter himself that Members of this Institution will overlook any of the landlords' rights.

Much will of course turn upon the interpretation given to the word "dilapidations." If, as is generally understood, it is to be applied to buildings, fences, gates, drains, watercourses, and the numerous other items usually named in a covenant to repair and maintain, there will not be many of the tenant's sins of omission excluded.

It is assumed that if the schedule is adopted it will carry with it the right to compensation, whether there has been any written agreement upon the several headings or not.

But one question which may arise is whether, where a written covenant to repair exists, any non-fulfilment of this covenant is to be treated as a dilapidation or as a breach of covenant. If it is treated as a breach of covenant the compensation for it cannot, under an amendment subsequently proposed, be carried beyond two years, but there is no such limitation proposed in the provision as to the dilapidations. In this event let us by all means have a landlord's schedule of dilapidations. We have in this matter the support of the Central Farmers' Club.

Penal Rents.

The Commissioners suggest that no sum be recoverable as penal rents or for breaches of covenant in excess of the actual damage sustained by the landlord.

This has been so commonly in accordance with the practice and awards of umpires and arbitrators under

the existing Act that we can cordially approve the Commissioners' proposed amendment.

The equity of this amendment and practice is, however, greatly discounted by a subsequent amendment, which limits the compensation to breaches of covenant committed in the last two years.

This want of equity ought in some way to be remedied, because penal rents may become important elements in agricultural tenancies. We are urged on all sides to grant tenants free liberty as to cultivation and sale of produce. Many landlords are doing it with those tenants whom they feel they can trust, but owing to the frailty of human nature the liberty is too dangerous a one to grant without some protective clauses, or, as Mr. Channing advocates, "without rigidly "enforced [and I would like to say easily enforceable] "provisions as to adequate manuring." These provisions will be useless unless accompanied by penal rents. Yet the tenant, if he complies with the provisions, is to be compensated for doing so, whilst if he fails the landlord has practically to whistle for his penal rents. This opens up a new question which will require careful consideration, viz.: Where the tenant covenants to expend annually a certain sum in durable or other manures (either in order to sustain a certain standard of fertility for which the landlord may have compensated a previous tenant, or to recoup the farm for produce sold off), is compensation to be paid for the unexhausted portion of this manure, or is the landlord to be entitled to it as the result of the tenant's fulfilment of his covenants, where failure to fulfil would have entailed penal rents?

The common practice has, I believe, been to allow compensation under the plea that the covenant to

manure is void so far as it deprives the tenant of his compensation (Section 55). Thus the result is, that if any benefit accrues from the covenant, the landlord must compensate the tenant for it, whilst if injury accrues, the landlord may have no remedy. But the point will have to be contended that the tenant is not deprived of his compensation, because he gets it in the conditional leave to sell off. In other words, the leave to sell off is a benefit given by the landlord in respect of the manuring, and so can be set off under Section 6. Some provision in the amending Act seems therefore necessary to secure that the tenant's "right to claim compensation" shall not apply to the mere fulfilment of his covenants. *Close* v. *Wakefield* was a case in point in this matter.

In this case the tenant covenanted to expend annually £50 in bones or other approved manure, and in case of default to pay to the landlord the value thereof. He spent a portion of it only, and in respect thereof the umpire awarded him £5 16*s*., but allowed the landlord nothing for the deficiency. On appeal to the county court the tenant's advocate argued that this covenant was null and void as depriving the tenant of his right to compensation. The judge considered that the covenant was put in to provide that a certain manurial value should be left in the land, and awarded the landlord compensation for breach of covenant.

But although the award gave the tenant compensation for the unexhausted portion of the manure which he had applied in pursuance of his covenant, and the county court struck out the whole amount awarded because the land was not left in that state of fertility in which it would have been if the whole of the manure stipulated for had been applied, the case does not assist us in answering the question referred to.

Limitation of Landlords' Claims.

It seems somewhat anomalous, if not excessively unjust, that after extending without any practical limit the period over which the tenant may obtain compensation, the Commissioners propose to reduce to the narrowest limits the period for the landlord's recovery for the tenant's neglect, waste, or breach of covenant. This period is now to be limited to two years in the case of a yearly tenancy, but presumably in the case of a lease for years the present limit of four years is to continue. It is gathered from this that in the case of a lease for a term of years the landlord has not the same easy method of pulling up a tenant in his laches as he has in the case of a yearly tenancy, and that in the latter case he will be constantly applying those methods.

Some of the Commissioners, and many of the witnesses, in their desire to justify the proposed limitations, insinuated that landlords and agents should make yearly or more frequent visits of inspection of their different farms, be able to detect at once acts of waste or breaches of covenant, and be constantly leaving either written notices of all the tenants' sins of omission and commission or the necessary alternative of frequent notices to quit. Failing success in thus getting the neglects remedied as soon as permitted, they are expected to be constantly suing their tenants in the county or higher courts and taking all other legal steps so that they may obtain their remedy within two years of the offence. Surely this would hasten and justify the demands for compensation for disturbance.

To say nothing of the difficulty of an early detection of waste or breach, will not two years be far too short a

period within which to check the bad farmer in his depletive farming, or to get rid of him upon his refusal to be checked?

Under present proposals the tenant is to have a free hand to farm either well or ill as he chooses. If he farms well and keeps such of his covenants as he chooses, his period of compensation is to be unlimited, but if he farms badly, breaks some of his covenants, and wastes the property committed to his charge, his penalties are to be cut down to the merest fraction.

Altogether I look upon this proposal to limit the landlord's compensation as a gross act of injustice, and as a giving way without rhyme or reason to the clamours of agitation. One of the Commissioners is both inconsistent and insincere on this point when he says, in one place, that one of his grounds of objection to the present Act is that it gives no sufficient protection to the landlord against dishonesty and depletive farming, and yet in his amendment of the Act he advocates the limitation of the remedy.

Mr. Channing says that "the real remedy against the "farm wrecker is a rigidly enforced regulation or agree-"ment." Yet he advocates the limitation of a landlord's remedy to two years. For my part I cannot see that this would be such a "making of the relations of land-"lord and tenant more equitable," as he professes to advocate.

The promoters of amendments to the Agricultural Holdings Act ought to be as just to the landlord as they are generous to the tenant.

Mr. J. W. Willis Bund (Associate) said he had much pleasure in moving a vote of thanks to Mr. Punchard for

his very able and interesting Paper. He thought the Institution was under a great obligation to him for his criticism of the proposals of the Commissioners. He, for one, felt very glad that they had made the Report in question, for it placed on record and clearly defined the claims of those who called themselves the advocates of the tenant farmers' rights. He ventured to think that these persons had wholly mistaken what the Agricultural Holdings Act was intended to do. That Act said (in the preamble) that it was intended to give compensation for unexhausted improvements; but they seemed to think it was an Act by which the tenant was to be repaid every sixpence that he had spent during the time he had been on his farm for whatever purpose, and unless he could get that in one way or another, and with more or less appearance of justice or injustice, he ought not to be contented. Therefore he felt very strongly that it was the duty of all who were advising landlords, or advising tenants who had any regard for contract or justice, to endeavour to show as strongly as possible, he was going to say the iniquity—he did not think it was too strong a word—of some of the proposals put forward by some of the Commissioners. It certainly brought him to the conclusion to which, looking at the matter from the point of view of practical experience, he had long been coming, and to which he was now certainly a convert, that the working of the Act, as it stood, was wrong, and that the whole system of schedules ought to be done away with. He knew it was a very large change to advocate, and might be said to be an almost revolutionary proposal; but he did feel—and the more one saw of it the more one felt it—that the system of giving fixed compensation for unexhausted improvements, as was now very often done, meant that the landlord had frequently to pay for what

was of no real benefit to him at all. The fact was that instead of the tenant getting compensation for unexhausted improvements, he often got compensation for having speculated with the landlord's money; and it seemed to him that the only way of meeting the question and of dealing with the difficulty which had been so ably set forth by Mr. Punchard and pointed out by the Commissioners was, that at the end of the tenancy there should be an arbitration to determine what the tenant had done, as a whole, during the time he had been on the farm, and to what extent he had added to or taken from its letting value. If he had added to it, by all means let him be compensated in due proportion; but if he had lowered it, then let him pay the amount by which he had depreciated the letting value of the farm. That, he thought, was the only fair way of dealing with the matter. He knew that landlords sometimes feared that tenants would do something or other on purpose to annoy the landlord under certain circumstances; but he did not think that many tenants would be foolish enough to spend money for such a purpose, on the mere chance of getting it back, but did think they would be very careful how they spent their money if they knew that only additions to the letting value would give them any chance of compensation. But what confirmed his opinion more than anything else was that he believed the Act, as it now worked, was tending by a side wind towards the three F's, or certainly two of them, viz. Fixity of Tenure and Free Sale. Members present probably knew better than he did that there were cases in which a landlord wished to get rid of an undesirable tenant, but was unable to do so because he could not pay the amount of compensation certain to be claimed. He knew several instances where in this way the tenants were

getting something very like Fixity of Tenure and Free Sale.

He could of course understand it if a landlord were paying for improvements; but when he was paying for things as to which there was considerable doubt whether they were improvements or not, then he thought he was being saddled with a burden he ought not to be called upon to bear.

But it did not rest there. He would give an instance which seemed to him to show this difficulty from one point of view very strongly. A case arose not long ago, and was still going on—a typical case of which there must be hundreds, although this was the only one he had met with. Trustees under a marriage settlement in the sixties invested a settlement fund of something like £15,000 in a mortgage on an estate in the midland counties. There were four original trustees, who had all died except one, and new trustees had lately been appointed. They, or one of them, came to him and asked what it was his duty to do. He advised that the first thing to be done was to have the estate valued (for there had been no valuation since the money was invested), in order to see if there was sufficient security.

In the course of the valuation it came out that some years ago an award had been made under the Agricultural Holdings Act, and the landlord had not been able to pay, but he had a charge for an amount of compensation under that award, and the trustees were consequently put in the position of second mortgagees. They knew nothing about this, and there was no provision in the Act to give them any notice. It was only by accident that they found out their position, and they were in doubt as to what steps to take. Of course it was assumed that this charge was for improvements bene-

ficial to the estate. The charge was for dairy buildings, and the facts were, that while one tenant had thought that a dairy farm would be profitable, the next tenant had objected to dairy farming, with the result that the buildings were not used. The question was, what was to be done, and an application was now pending, asking the court if the trustees were bound to call in the money. If they did so, it was extremely doubtful whether the estate would sell for a sufficient sum to realise the compensation and the money invested on mortgage. It was said to be the intention of the legislature to improve the security by adding to the value of the property, which, in fact, was not done in this case, where the mortgagee was put in a position in which he was bound, as trustee, to call in the mortgage money.

If that were to be done to a large extent throughout the country, it seemed to him that we should find ourselves face to face with agrarian questions of which no one could foretell the limit or the consequences. Therefore he thought it should be enacted, as soon as possible, that the claims of a tenant for compensation should be limited to compensation which really benefited the holding and should not include compensation for money laid out to suit his own convenience, and without any real benefit to the property.

Upon one point he did not agree with Mr. Punchard, but rather with Mr. Channing, and that was with regard to valuers. Mr. Channing had said that many valuers were "ignorant, incompetent, and unreliable." As a rule he thought this was probably much too severe, and was indeed unjust; but in some parts of the country tenant valuers certainly might be so described. He remembered at least three cases which he thought came well under Mr. Channing's category. They all came

from a part of the country (Wales) where there was at the present time a good deal of talk about land and landlords, and he would leave it to the Members to judge what must be the consequence of those persons being employed as "agricultural advisers."

The first of the three was a man who kept a small licensed house, which he called an "hotel," but who unfortunately brought himself, on several occasions, within the provisions of that very badly-drawn statute, the Welsh Sunday Closing Act, and there being considerable opposition to the renewing of his license, he lost it. He then became what he called an "adjuster of farm claims," and succeeded in producing some of the most extraordinary claims possible If he had the wisdom of the serpent, he certainly had not the harmlessness of the dove.

The next person to whom he referred was a valuer who acted as treasurer to various School Boards, and who succeeded, by a very ingenious device, in becoming the treasurer of School Boards in different districts, the audits of the different Boards not being generally held on the same day. The auditor, however, on one occasion visited two districts in one day, and it then appeared that one balance was made to do duty in more than one account. The result was that he came to be tried before him (Mr. Willis Bund) at Quarter Sessions, but although he wrote excusing himself on the ground that he was busy with an election, it was thought that his trial would be for the public advantage, and he was arrested and sent to prison, and had not since been employed in valuing farms and in making claims under the Act.

The third man was now dead, and he therefore spoke with some reserve. He commenced life as a Nonconformist minister, but owing to some irregularities

he lost that position, and, with no apparent qualification, became a land valuer. These were men whom he had actually met posing as land valuers in Wales, and with regard to such persons he thought Mr. Channing's observations were not at all too severe.

If there was to be a single valuer he must be a gentleman whom both sides could trust, and he thought members of the Instituion would agree with him that a good many of the valuers selected by the tenants were not of such a class that they could advise a landlord to put his case in their hands. It was very well to talk of saving expense, but what was, perhaps, a saving of expense to the tenant might be robbery of the landlord.

Another point he wished to refer to was with regard to simultaneous notices, which he thought would be a very great evil, for the simple reason that if a landlord were to give his notice without first seeing that of the tenant, he must, to guard himself against surprises, include every possible claim. If the tenant's claim were a righteous one, he would probably meet it; but if it were a bogus one, as was often the case, he would take care to stand on his rights and put forward every claim that could be suggested. Especially would trustees be bound—unless they were prepared for a possible action at law against them—to put forward every item they could for the protection of the *cestui que* trust. Therefore, although in theory simultaneous claims were very well, he felt sure that the system would lead to a great deal of litigation, and, the landlord being bound to insist on his full rights, would work prejudicially to the tenant.

Mr. J. W Kemsley (Fellow), in seconding the vote

of thanks, said he thought Mr. Punchard, by reading his Paper, had added another debt to those which the Institution already owed him for his contributions to the *Transactions* and the *Professional Notes*. These contributions always bore the mark of real common sense and sound judgment, and he did not think it was any disparagement to Mr. Punchard to say that he personally followed him with more confidence when he was going on in his usual way than when he "plunged," as he admitted an inclination to do in his Paper.

He had indeed plunged in stating that he thought there should in future be given a free hand to the tenant to lay down permanent pasture and to be paid for it as an improvement. From that he dissented. He thought the less freedom of contract were interfered with the better, either in principle or practice, and such a provision must to some extent interfere with freedom of contract. If there were no other possible way out of the difficulty it would be different, but it was quite open to the tenant to stipulate, in making his bargain with his landlord, that he should be permitted to lay down this or that field, and be compensated for it when he left. If he forgot to make such a bargain at the first, it was still open to him to ask his landlord in the last year of his tenancy (as was often done) to pay for the pasture if he left it, or, if he would not, to have a crop of potatoes or oats, or something else, and thus take away, as far as possible, his own improvement. If the landlord were a sensible man he would ask what compensation the tenant required, and a bargain would soon be struck.

The inherent capabilities of the soil belonged doubtless to the landlord; but their nature was so undefined, there were so many different opinions as to their value, and in practice they had made so little difference to

awards that he, for one, would not at all object to seeing the words eliminated from any new Agricultural Holdings Act.

As to home-grown corn, it had always seemed to him one of the greatest anomalies in the Act that a man must sell 20 quarters of English beans and buy 20 quarters of Egyptian beans, paying the middleman's profit and doing his carting both ways, before being able to claim for them as feeding stuffs consumed.

Home-grown corn ought to be in the same category as purchased feeding stuffs. It was suggested by Mr. Punchard that there might be difficulty in getting evidence, but he (Mr. Kemsley) was not at all afraid of that. The onus of proof that the corn had been consumed was on the tenant. He could be asked to produce his threshing bills, and by a little judicious cross-questioning of his men the truth could readily be arrived at.

On page 78, Mr. Punchard, in referring to awards, said, "One important suggestion is, that awards under "the Act may include matters arising from outside, either "in custom or agreement." He was sure all present must be in favour of doing away with—not a double set of valuers, for it was generally the same valuer—but a double set of valuations and awards by the same valuer. He should personally be in favour of the landlord recovering under the procedure clauses of the Act, as well as the tenant. It seemed to him grossly unfair, where a landlord had been put to the expense of sending in a counterclaim and defending his case, and had perhaps employed not only a valuer, but counsel as well, that, if his amount overlapped that of the tenant, there should be no power to recover it, and, as he understood the Act, that the whole matter should have to

be gone into *de novo*, the only value of what had been gone through before being circumstantial evidence of what the claim ought to be. He thought power should be given to the landlord, after the tenant had set the Act in motion, and after he had gone to the expense of making his claim under the Act, to recover without starting again. He remembered a case in which he was engaged some years ago, where the landlord's claim was largely in excess of the amount claimed by the tenant, but (whether from conscientiousness or for getfulness he did not know) the tenant paid it, to the great relief of the landlord, who quite expected to have to go over the whole ground again to recover the amount beyond that awarded to the tenant.

He was in favour of doing away altogether with the notice before the end of the tenancy, but making it obligatory on the tenant to send in his notice of claim within one month after the termination of the tenancy, the landlord making his counterclaim within one month after receiving the tenant's notice. A counterclaim was often a sore point with the tenant, and he had known landlords who waived notice rather than, by taking advantage of legal technicalities, be thought to attempt to deprive a tenant of what he considered his rights. If an amendment to the Act did away with the necessity for two months' notice, and allowed a valuation to be made immediately after Michaelmas to include claims both under the Act and outside it, nothing would be lost, and it would be still open to the landlord, after receiving the tenant's claim, to serve his counterclaim within a reasonable time—say a month.

As to the "termination of tenancy," if the present two months' notice was still to stand, he thought all reasonable men would agree that it should be the date

mentioned in the lease or agreement when the gross rent ceased, which was at Michaelmas in some counties and Lady Day in others, and there certainly should be no possibilily of disputes arising through technicalities.

Mr. F. J. Smith (Fellow) said that, while acknowledging the indebtedness of the Members to Mr. Punchard for the very great pains he had taken in preparing such a lucid and admirable Paper, he could not quite agree with what he said with regard to laying down land to permanent pasture, which the Paper treated as a matter on which every tenant was to exercise his uncontrolled discretion. In his practice he had always met a tenant who desired to lay down a field to permanent pasture in a perfectly friendly spirit, and he had found that no friction need arise on such a point.

With regard to the "inherent capabilities of the soil," as affecting tenants' compensation, his experience was that these "inherent capabilities" were generally disregarded altogether; but he had in mind one or two cases in which good permanent pasture had resulted from the growth—indigenously, he might say—out of sainfoin ley and clover ley.

In various parts of the south of England he had seen excellent pasture which had such an origin, and he could point now to a case of a pasture eight or ten years old where originally grass seeds were not laid down, but where the pasture had risen naturally and indigenously. This, he thought, was entirely due to the inherent capabilities of the soil, but a claim was set up under the Agricultural Holdings Act for permanent pasture. He ventured to say that such a claim ought to be resisted, for there was absolutely nothing to account for the improvement of the pasture beyond what was due to the natural

and indigenous growth of the grass. On that account alone he should be inclined to advise leaving that part of the Act, at any rate, religiously alone.

Then as to "continuous good farming" or "accumulative fertility," he would always advocate higher and better class farming. By continuous good farming and accumulative fertility, the farmer would undoubtedly receive better crops and a better income during the whole of his tenancy. At the end of his tenancy it was suggested that he should be paid for that accumulative fertility an amount equal to the benefit to the incoming tenant (whatever that might be) in addition to the usual scale allowance for manures and feeding stuffs used or consumed during the last two years of the tenancy. With that suggestion he could not agree, for a farmer could always take out of the land as much as he put in. Now in this connection Mr. Punchard had referred to the Newcastle Farmers' Club compensation scheme, which divided farms into three classes. That was very well so far as it went; but it was necessary he thought to go further—to distinguish between artificial feeding stuffs and cake fed by fatting stock, and that given to store stock or cows. There must be a great difference between the residuary manurial value left in the case of fatted stock, and where store stock and milch cows are fed.

A practice had arisen, and had become somewhat general, of giving one-third (or other proportionate rate) for cake and other feeding stuffs on the *total* sum paid during the last year for those particular articles. It frequently resulted that an allowance was made for cake which bore no relation whatever to its manurial value. Cake might be as high as £8 10*s.* a ton or as low as £6 10*s.*, and under these varying prices one-third

could not accurately represent the manurial value, which remained the same. He thought the Newcastle Farmers' Club and others practically based the rate of compensation on the manurial values as determined by Dr. Voelcker. But Dr. Voelcker's laboratory experience did not bear out his (Mr. Smith's) practice, and he thought what he tabulated had no real relation to the value of cake or other feeding stuffs on a farm. It was easy to imagine a great difference between the value of cake consumed in a covered yard, for instance, and the same cake fed in yards where the drainage was imperfect.

As to home-grown corn, he concurred with the previous speakers. Home-grown corn should be included in compensation allowed to tenants on reliable evidence of consumption, and provided a discrimination could be made between that consumed by stock and by horses. It must be remembered that home-grown corn was given to stock and horses, and if compensation were given for the keep of horses which were only the machinery for working the farm, the result would be a reduction of the prices paid for tillages.

On the question of penal rents he was not at one with those who thought that they should be eliminated from the Act, for he could understand that tenants might occasionally cut down trees which the landlord thought it was important should be preserved, or might even break up old pasture, and were it not for penal rents it would be impossible to prevent this.

He thought the landlord should have as much opportunity of claiming as the tenant. A point in Mr. Punchard's paper which would, he thought, commend itself to everyone present was, that while doing justice to the tenant the landlord should also be considered. The more fully the matters dealt with could be placed

on a commercial basis the better it would be. If one could for the moment dismiss from the mind the words "landlord" and "tenant," and try to arrive at an equitable business arrangement as between man and man, the difficulties would soon be overcome.

He certainly thought that the landlord should be in a position to put the Act in motion as easily as the tenant.

Mr. John Shaw (Fellow) said he wished to join in the vote of thanks to Mr. Punchard for his able Paper which dealt with the matter in a very practical manner. He had almost come to the conclusion that there had been enough legislation with regard to dealings between landlord and tenant. He had for a great many years taken considerable interest in adopting and in proposing various tenant-right scales in his own county and in the adjoining counties, and he had also introduced agreements by way of compensation to tenants for improvements on their farms, and had tried always to deal fairly between landlords and tenants. He had also endeavoured to put in operation as far as possible the Agricultural Holdings Act, 1883, and the one which preceded it, but he had come to the conclusion that the position between landlord and tenant had not been improved, from whichever side the case was regarded. His experience was that, as a rule, a tenant on leaving a farm endeavoured as far as he could to make out the largest possible claim, and frequently got compensation for matters which were really no improvements to the farm. On the other hand, the incoming tenant objected, as far as he possibly could, to the various matters which were claimed,

and in the result, as a general rule, the unfortunate landlord came between them and bore the brunt.

With regard to permanent improvements and the suggestions made as to the transfer of watercourses, roads, gardens, and so on from one schedule to another he did not think the question was a very important one, for in his experience he did not find that those improvements were very extensively carried out. He must admit he had never had much experience with reference to the provisions as to drainage in the present Act. He found as a rule, almost without exception, that since the Act first came into operation drainage had been carried on in exactly the same way as before, and done by the landlord, which in his opinion was far the best way. Certainly if a tenant would make a good road and improve his farm, probably he (Mr. Shaw) would be very glad to give him fair compensation ; but there, again, he was very sorry to say his experience was very much against a tenant ever attempting to make an improvement of that sort. He could tell of some instances of land under his management at the present time where, although he wished to help the tenants in improving roads, he had the greatest difficulty in getting them to do anything. They preferred to have their carts and implements knocked to pieces over bad roads rather than to go to the expense of a good one.

Permanent pasture was a wide subject, but he was inclined to agree that there was no great difficulty in dealing with it. He would not require very much notice from a tenant if he were going to lay down land, adapted to the purpose, to permanent pasture, and he should not object to giving him fair compensation on leaving, but it would depend entirely on the quality of the land and the way in which the work had been done.

He was not disposed to give a free hand. He thought it a matter which ought to be arranged between landlord and tenant. He had found no difficulty in doing this, and he did not remember a case in which he had objected to compensate the tenant for having laid down land to permanent pasture.

As to the inherent capabilities of the soil, he was inclined to agree with the last speaker. In his own county they frequently found almost similar instances to that which Mr. Smith had given. He thought that in some cases a great deal depended on the inherent capabilities of the soil, and he should not like to see that provision struck out.

As to continuous good farming, he also agreed with the last speaker; and he was prepared to go to very great lengths where he found good farming. Unfortunately good farming was not generally found in the present day. For one farm in a first-rate state of cultivation a great number would be found in the most wretched state conceivable. Of course that remark applied only to certain districts. With regard to home-grown corn, it could not be contended that where a man fed his cattle with home-grown corn there was not as much benefit derived by the cattle on that account as there was from purchased corn; but he was told that there was very great difficulty among valuers in ascertaining and apportioning what it was right and proper to award under the circumstances. On the question of awards, he agreed that it was necessary to make some arrangement, as the adoption of the procedure under the Act did not necessarily comprise matters outside the Act; but, as he thought he had explained on many occasions, he had taken the precaution in all his agreements to provide that the procedure under the Act should apply

to the procedure outside the Act, and that there should be two awards if one valuer acted—one award to specify the amount to be paid under the Act and the other the amount to be paid outside the Act. Where that was done he could say, from his own experience, that there would be no difficulty whatever. He thought the tenant-right valuers whom he employed were not quite the same class of men as those who Mr. Willis Bund had met with. He would say in their defence that they were very able men as valuers, men who would be of great service to the Institution if they could get into it by any means, and who could and did take fair and right views of the questions they had to deal with.

With regard to schedules of dilapidations, he was afraid there would be some difficulty in framing them. In his experience one never got any dilapidations. If a farm were given up and the fences were bad, the gates bad, and the buildings bad, the amount of compensation was very small, in fact practically nothing at all. Therefore, although it might be right and desirable to have a schedule of dilapidations, he was very much afraid that it would seldom be acted upon practically.

With respect to penal rents, he was sorry to say he did not agree with Mr. Punchard when he said, as the Commissioners suggested, "that no sum be recoverable as penal rents, or for breaches of covenant, in excess of the actual damage sustained by the landlord."

He knew that when a man undertook to do certain things in larger matters than this, the measure of compensation was the amount of damage done; but that did not apply to the breaking up of old pasture. Nothing could possibly compensate a landlord for the breaking up of fine old pasture. He could carefully estimate the various crops that might be got and the

time it would take to bring the land back to something like its former state, but scarcely anything would, in his opinion, adequately compensate a landlord who took an interest in the preservation of his estates in the way that most landlords did.

Mr. Daniel Watney (Past-President) thought there was a good deal to be said about penal rents, and he believed, as others did, that there might, with advantage, be some alteration in the present practice. He had a case under the Act some years ago in which the tenant had planted eight acres of potatoes, and he was under a penalty rent of £10 an acre for doing so without the consent of the landlord. It was urged on him that he must give the full penalty, and he took counsel's opinion through his solicitor, with the result that he was advised he was bound to give the full amount. He, however, was of opinion that the landlord had not sustained that amount of damage. It was some time ago, and the parties were dead; so he might state that he did not award the £10 an acre, as he thought it was not right. He was advised that it was his duty to do so, but he did not do his duty in that particular case.

With regard to laying down land to pasture, he agreed that the tenant should not be allowed to have a free hand. He was sorry to differ from Mr. Punchard, but he had always found, in his own experience, that agents were quite willing to meet tenants in that respect, and that if a tenant really meant to lay down land properly the agent or landlord would offer no objection, but would in almost all cases find the seeds.

There were, however, so many conditions to be considered in laying down land to pasture. The first would be, Was the land clean? Secondly, Was it ploughed

plain? Thirdly, How were the fences—fences which were good enough for an arable field were often useless to keep in either cattle or sheep? Fourthly, Was there a good supply of water? Unless those questions were answered satisfactorily he would discourage tenants in laying down land. It must be clean at any rate, and he would not sanction laying down to permanent grass unless the land were suitable.

He quite agreed with one of the speakers that a hard-and-fast scale of allowances under the Act did not work at all fairly. The manure may, of course, have been made in covered yards, or in yards where all the goodness runs away, and may have been made from feeding stock or cow stock; and under these varying conditions he thought no hard-and-fast scale was applicable.

With regard to home-grown corn, a good deal might be said on both sides, but certainly the present system gave the tenant something that he never had before the Act was passed. He used to feed his stock with home-grown corn, but it was now argued that he should be paid for feeding that which he had always fed, and in the southern counties this would mean, in fact, that the landlord paid twice over.

As to procedure, it was said that all should be left to one set of valuers and not two. In the usual way, of course, the outgoing tenant's and the incoming tenant's valuers met, and they settled according to the ordinary custom of the country; but notice under the Act was given to the landlord, and he had to appoint. He might not have confidence in one of Mr. Willis Bund's tenant-right valuers, and he might refuse to abide by his valuation. In such a case there must be two awards and two arbitrations, but in order that this should be avoided it was always better (if the landlord had confidence in him)

to appoint the valuer acting for the tenant, so that the whole thing might be gone into at one time and no extra costs incurred.

Mr. Henry Donne (Fellow) said he felt that anything he could add would be only going over the same ground which had been traversed by older and more experienced men than himself, but he should rather like to know Mr. Punchard's views of the possibility of amending the Act, or whether it would be necessary to sweep it away and have a new one altogether.

He fully agreed with Mr. Willis Bund as to the difficulty of the Schedule. If it were possible to enforce the fair principle without any interference with freedom of contract—that a tenant who improved a farm should be paid for it—and one who deteriorated it should be made to pay, that would fulfil everyone's requirements; but the difficulty was to find the outgoing tenant who could be made to pay. It was constantly found to be a question of trying to "take the breeks off a Hielandman," and a claim for dilapidations then was simply a hopeless matter.

A good Act was wanted which would encourage capital to the land. In many counties more energy was necessary. He did not mean to apply this specially to his own particular neighbourhood, but he was sure that as one went south a marked difference in the enterprise and stability of the tenant farmer would be observed as compared with our north country neighbours. An Act of Parliament which would attract capital to the land and improve the resources in many districts would be of enormous benefit to agriculture. He believed that Mr. Punchard did not mean that land that "tumbled down of itself" to permanent pasture should be paid for,

but only land farmed and seeded down under proper conditions. In the midland districts there was no limit apparently to when land might be ploughed up during a tenancy after it had been laid down to pasture. He did not know the custom in Mr. Punchard's county, but he knew that in many, seven years was the limit against breaking it up. He thought it would be an excellent feature in an Act if there were a limit put, when after a certain number of years the land must either be ploughed or the right to plough cease.

Mr. Albert Buck (Fellow) having moved the adjournment of the discussion, the vote of thanks was put and carried unanimously.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, January 10th, 1898.

CHRISTOPHER OAKLEY (President) in the Chair.

The adjourned discussion on the Paper read at the last meeting by F. Punchard (Fellow), entitled, "The "Amendments of the Agricultural Holdings Act sug- "gested in the Report of the Royal Commission on "Agriculture," was resumed.

The Honorary Secretary read the following letters from gentlemen who were unable to be present.

From Mr. F. A. CHANNING, M.P.

DEAR SIR,

I am obliged for the copy of Mr. Punchard's Paper and the interesting discussion upon it, and for your kind invitation to attend and take part in the adjourned discussion on January 10th.

I regret that I cannot do so, as I do not return to England till the Session opens. If present, I should have wished to comment on two references to my own report where Mr. Punchard seems to have missed my point.

So far from having a "poor opinion of members of the Surveyors' "Institution" as arbitrators, Mr. Punchard will find, on referring to my questions to Mr. Lipscomb in his evidence, that what I have contemplated throughout is placing agricultural compensation cases and disputes between landlord and tenant in the hands of thoroughly trained experts, whose competency and impartiality can be guaranteed by such Institutions.

Again, with regard to giving tenants the right to carry out all improvements, I do not recommend the double arbitration suggested by many Scotch witnesses, but that, in the case of the more permanent improvements, the tenant should simply give notice and then proceed to carry out the improvement, unless the landlord either carries it out himself or enters into an agreement with the tenant as to the terms on which the improvement is to be carried out by either party or by both jointly. I agree that a double inquiry, first as to the suitability of the proposed improvements,

and then, finally, as to what it is worth, would be cumbersome and needless.

On the whole question of improvements I think that the Market Gardeners' Compensation Act, 1895, points to the true solution. But no solution is worth the trouble of discussing unless the system of arbitration is thoroughly perfected, and we get men who will assign the full and fair value to what really is an improvement, neither less nor more than the fair value. The habit of leaning on fixed "scales" obviously robs the tenant in some cases and the landlord in other cases.

Again, there is no inconsistency, as Mr. Punchard argues, between my wish to give effective protection to the landlord and the limiting of waste to two years. I would (in my own Bill) give the landlord the right to set the Act in motion, and also at any time to give a special notice to desist from any found waste (the giving of such notice to at once debar compensation for disturbance if the tenant did not comply and afterwards left his farm). But what I contend is that the landlord should protect himself and his land in reasonable time, and not leave acts of waste unnoticed for years and then keep these indefinite claims (as to which evidence had become difficult to get one way or the other) hanging over the tenant. If a farmer is spoiling a farm he should be pulled up promptly.

Yours faithfully,

F. A. Channing.

From Mr. Jasper More, M.P.

Dear Mr. Rogers,

I should very much like to attend your discussion to-morrow, but I fear I shall be unable to come up for it.

I read your report with great interest. In my opinion, which is corroborated by Sir John Lawes in an article in the *Royal Agricultural Society's Journal*, it is competent valuers and not an alteration in the Act that is required for the few cases in which I find a dispute.

The time spent in fixing schedules of compensation is shown by Sir John Lawes to have been wasted.

Yours very truly,

R. Jasper More.

Mr. Albert Buck (Fellow) said that the subject of the Paper was one which merited the fullest discussion, but Mr. Punchard and the previous speakers had dealt so fully with it that little remained for him to say. At the last meeting Mr. Willis Bund said that it would be very desirable, if it were possible, to find a way of giving practical effect to the recommendation "that at

" the end of the tenancy there should be an arbitration to " determine what a tenant had done as a whole during " the time he had been on the farm, and to what extent " he had added to, or taken from, its value." If that could be done there would be a reasonable prospect of determining almost all matters which came under the Act. The Act put the tenant in the same position as the landlord when the landlord was claiming for compensation; but previous to its passing the tenant could not claim for anything he had done. The natural desire to do full justice to the tenant had, he thought, been carried a little farther than was foreseen by the framers of the Act, and there was some tendency to compensate a tenant for matters which he was really bound to do under the terms of his agreement and under the common law.

Taking the proposed amendments *seriatim*, the first dealt with permanent improvements. It was suggested to remove from Part 1 of the First Schedule to Part 2 " the improving of roads, the improving of watercourses, " the making of gardens not exceeding one acre, the " planting of orchards or fruit bushes not exceeding one " acre, and the making and planting of osier beds not " exceeding one acre." He did not himself think it would be necessary for the legislature to interfere with or to trouble about these matters. He might say from personal experience that he never found any difficulty in dealing with tenants in regard to such questions as those, in which he thought the landlord ought to have a voice. Surely it was not proposed to make a landlord simply the receiver of a fixed rent, deprived of any control over his own land, and with no voice as to whether, for instance, a road was necessary or not. It was quite open to the landlord to make a contract with

his tenant, and he saw no necessity for any fresh legislation on the subject.

It was absurd to think that landlords and tenants could not agree as to the planting of an acre of land. It was all a question of when and how it was to be done, and whether the soil was suitable, and matters of that kind. These were questions easily arranged between reasonable men.

The Paper contained suggestions for removing from Part 1 to Part 2 the question of laying down permanent pasture, with which he did not quite agree. He did not think there was any necessity for this removal from one part to the other. Speaking again from his own personal experience, he had never found any difficulty in dealing with a tenant on such questions. When a man wanted to lay down a piece of pasture land, he generally saw his way to giving his consent, and perhaps to finding seeds, or in some cases bones, or in other ways to assist in ensuring the successful laying down of pasture which would prove valuable in the course of a few years.

He had always gone on the principle that it was never right to allow a tenant to do what the landlord ought to do, and it was better to have such matters settled by mutual agreement at the time than to leave them to be fought out at some indefinite future date. The best experts in the country found it difficult to say, after ten or twelve years, what improvements were worth. There were so many things to be taken into account—differences of soil, seeds, and so on. These things had all to be considered when putting land down to pasture, and if a tenant were to have the right to do so without the consent of the landlord it might end in a claim far beyond the improved letting value of the farm.

He quite took the view which he believed Mr. Kemsley expressed, that there was no necessity to alter the Act so far as removing these particular things from one part of the schedule and putting them in another was concerned.

As to the inherent capabilities of the soil, he agreed with Mr. Punchard, who said practically, though not in those words, that "it was the sort of thing that no "fellow could understand." It was well understood practically, but it was very difficult to define its scope and limits, and he did not believe that it was of much consequence whether the Act took notice of it or not.

With regard to permanent pasture, there was no doubt some land which would naturally go down to good pasture, and this was probably due to inherent capabilities which other lands did not possess. But to define this in words would be very difficult.

As to continuous good farming and accumulative fertility, if he might have his own way he would give tenants compensation for all really good farming, and for leaving their farms, on quitting, in a good and honest state of cultivation. Perhaps the greatest trouble which agents had was in dealing with farms left by tenants in an impoverished, foul, and dirty state. There was no difficulty in dealing with cases where the tenant farmed highly, and he for one was always glad to advocate compensation for whatever a tenant had done, without too closely considering what he was bound to do under the covenants of his agreement. When farms were left in such a good state that they could be readily let to another tenant, an agent's work in the interests of the landlord was greatly simplified, and he would not hesitate himself to go out of his way to assist a man who so left a farm. He thought much

verbiage might be saved if it were stipulated that a tenancy should not be terminated without at least two years' notice to quit, but with a proviso that it might be determined in a less period by either party under certain conditions.

The question of home-grown corn was a somewhat difficult one to deal with. It was impossible to argue that a tenant who fed his home-grown corn to the cattle on his farm should not be credited with the manurial value which it added to the land, while if he sold it and bought cake he was to be paid for the cake.

But an agent must be perfectly satisfied that what had been agreed to had been done. It was a most difficult thing to determine what compensation was due for the corn and other produce of a farm. He did not quite see how such a claim could be fairly met; but it was a step in the direction of having compensation for cake or other feeding stuffs in proportion to any excess of hay or straw that might be grown on the farm and not used there.

For any hay, corn, straw, or roots sold off, the tenant had to "bring back" an equivalent. He had found it very difficult to make tenants understand what was meant by "bringing back." Most of them seemed to think that if they had spent a certain sum of money on manure beforehand they might take it away afterwards; but he understood the intention to be that one must bring back on to the soil that which had been already taken away from it, by selling off the hay and straw. There was a great deal in those words "bringing "back" (*i.e.* after the crop) the equivalent of that which was taken away from the soil.

As to the matter of procedure, he did not think that any alteration which could be made would be of any

permanent value. The system of arbitration was, he thought, the only one by which these contentious matters could be equitably and fairly settled. The tenant must produce his claim and the landlord must produce his, and if they did not agree on the terms of settlement it must be referred to someone to decide between them. If they could not agree on the person to whom it should be left, then a question arose as to who should appoint him. The Board of Agriculture had been mentioned, or some other body. He was almost inclined to think that in rural districts the county court judge was the most likely person to know who would be best qualified to determine the matter.

The question as to when the respective claims should be sent in was a somewhat vexed one. At present the tenant must send in his claim two months before the termination of his tenancy, and the landlord could not send in his counterclaim until afterwards. It was alleged by some that landlords were obliged to make out their claims so as to cover the claims brought against them. He did not think that was so; if he thought it were the case he should certainly advocate that both claims should be put in simultaneously. But that course would not benefit the tenant.

He thought the tenant would be better advised as a rule if he let the matter stand as it was. He had known one case in which a tenant had made out his claim in such a way as to be a "bolster" in the event of the landlord sending in one against him, and he would repeat his former remark that it was the tenants who farmed for a claim who were the difficult ones to deal with, and not the better class of tenants who farmed well. With the latter there was no difficulty; but a man leaving a farm in an exceedingly foul and bad

state, and suspecting that his landlord would come against him for compensation for damage under his common law rights, would send in as high a claim as he could make out.

The landlord, as a rule, put one claim against the other. He thought that the class of tenant who complained of this would do well to leave the matter as it now stood.

So he came to the conclusion that there had been enough legislation, and that matters would not be really improved by amending or altering the present Act. It was probably not a perfect Act, but it admitted in a rough and ready way the principle that a tenant had a right to claim.

Although the Act might be improved in some details, he thought that in the interests of landlords and tenants it would be better to leave it as it was. In the Midland Counties the Act had been very little put into force, and the comparative fewness of the cases had been, he thought, partly owing to the altered state of circumstances; during the late bad times tenants had not been able to employ labour or to farm as highly as in better days, and had not done anything to improve the value of their holdings, but in many instances had let them depreciate.

Legislation which would put the tenant in better relations with his landlord was not, he thought, possible. The landlords of England, so far as his experience went —and it was a wide one—had behaved nobly during very trying times. He had known of cases of their giving back, or not claiming, thousands and thousands of pounds which under their covenants were theirs by strict right. That might be called good policy on their part, for they would simply have ruined the whole of

the tenants against whom they made claims, and would have had their farms thrown on their hands; but the fact remained that they had done what they could to assist the tenants and to show their sympathy with them, and help them out of the difficulties in which the present bad times had involved them. He was sure that no legislation was needed to compel landlords to do more than they had already voluntarily done for their tenants.

The course of action which he endeavoured always to pursue as an agent was to deal fairly and equitably as between landlord and tenant, and he was convinced that an agent best studied the interests of his employer when he adopted that standard. He must not take a one-sided view, or attempt simply to make a contract for the benefit of the landlord, but to do business equitably and fairly, and thus, as he believed, do the best for the estate under his charge.

He would not allow a tenant to do what he thought the landlord ought to do. If he found a man putting up a building of any kind on his farm he would ask him what he was doing and what it would cost, and then would pay him for it so as not to have any after-claims.

With regard to small holdings, he had let, within the last two or three years, considerable quantities of land for allotments, and he had always stipulated as one point that the tenants were not to plant trees. He did not think it advisable to allow them to create a right or property in land which they did not possess; but if they wanted trees, he made a practice of finding them and planting them. That course was more satisfactory, and tenants were rather willing to come to such terms than to leave the matter an open question for future compensation.

Mr. E. P. Squarey (Past President) said that after the very able speech of his friend Mr. Buck little was left for him to say. He agreed with him that these matters were capable of settlement by a wise landlord, a wise agent, and a sensible and right-minded tenant. With those three conditions present, he did not think that there would be necessity for proceeding under any of the clauses of the Agricultural Holdings Act. But, unfortunately, those three conditions were not always present, and therefore the necessity arose for dealing, in some more or less concrete form, with the question of tenant-right and compensation on the determination of a tenancy so as not to prejudice the rights of the landlord or do injustice to the tenant.

The Commission on whose report Mr. Punchard's Paper was founded had a very difficult duty to perform, and certainly Mr. Punchard in his able criticism of their report had not an easy task, but he had fulfilled it most capably and well.

If he were inclined to be critical on Mr. Punchard's Paper, as he really was not, he should be almost disposed to say that it scarcely held the balance with perfect equality between the landlord and tenant. The tone of the Paper struck him as being somewhat too eloquent in disclosing the wrongs of the landlord, and it scarcely, he thought, sufficiently recognised the undoubted rights of the tenant. As an old member of the Institution, and probably the oldest person present, he could only lament that there should be in these days such an absence of backbone and individuality on the part of all those concerned in these matters that it should be found necessary to go to Parliament to ask for legislation on questions of detail which they themselves were infinitely more competent to deal with than was

the legislature. The demand for legislative help in these matters came from a set of persons on one side or the other who believed that legislation could do everything, and who were afraid to rely on that real courage and that proper feeling which enabled men to make their own bargains, and, when they were made, to stick to them and carry them out to the end.

With regard to the much disputed question of the propriety of laying land down to grass and the compensation that should follow, those who were familiar with his own part of the county—he was speaking particularly of Wiltshire, Hampshire, and Dorsetshire—knew that they had a lot of very poor land, and had of late years been compelled, either as representing the landlords or by the tenant's desire, to lay or assist in laying down lands to grass. He would advocate giving the tenant a perfectly free hand in laying land down to grass. All he would ask was that one year before the termination of the tenancy (whether it be determinable by two years' notice or one year's notice) the tenant should inform the landlord of his desire to either accept compensation—at the hands of some arbitrator to be agreed upon—for allowing the land to be given up as pasture. If the landlord declined the option thus conferred on him, then the tenant should be at liberty to deal with it in any way he chose. In adjusting compensation, he thought it should be an instruction to the valuer that the tenant was to be entitled to compensation for anything that he could get out of the land by its conversion either into arable land, or its retention as pasture.

On page 74 of Mr. Punchard's Paper, on a question arising out of the "inherent capabilities of the soil," the manurial value to be paid by the outgoing tenant was

referred to. He believed that valuers, as a rule, did not sufficiently differentiate between the manurial value of cake and artificial manure consumed and applied under varying conditions. Take, for instance, a farmyard where fatting cattle consumed, say, ten tons of cake during the winter. If that yard were properly shooted to carry off all the water except that which fell on the surface, or the food were consumed in a covered yard, it was obvious that, as compared with that consumed in a yard open to all the winds and rains of heaven, there must be a very wide difference in the manurial value for which the outgoing tenant claimed compensation. In his own experience he had come to the very distinct conclusion that this consideration formed one of the first points to be considered in dealing with compensation to be paid in respect of cake or artificial food consumed.

Again, in the case of the consumption of cake on pasture, either during the summer, autumn, or winter (for in the south of England a good deal of cake was fed on the pastures without shedding), a rainfall of 16 inches in three months during the process of feeding would almost wash away the whole manurial value, whereas if the cake were fed for three months in fairly dry summer weather the manurial value was, *pro tanto*, increased. He had always acted on that principle, and he thought it the duty of every valuer to take such conditions into consideration.

He rather doubted the policy of the limitation of claims by either party to two years. He would be inclined to let it go back much further, for procedure in the case of land was always slow. Two years' occupation might be scarcely long enough to enable a land-

lord to raise a claim for ill-farming or for a tenant to raise a claim for the rights accruing to him under a fair and reasonable agreement.

He would like to make another rather heretical remark. Was it not possible so to amend the Act as to bring about one reference and to have one adjustment of the whole question of compensation to the tenant for the food consumed, and for other improvements in connection with any agreement in writing or the custom of the country? He knew there would be difficulties, but he thought that in equity and fairness it was a proposal which no reasonable man would decline to adopt.

The principal trouble under the Act had really been with regard to procedure, and from the reports of cases one found that it was generally on this question, and not on the question of merits, that acrimonious disputes arose. In the case of a tenant who had failed to give his notice at the proper time, and was thus deprived of his right, a sense of injustice was created. He thought in some cases relief should be given. He could scarcely be expected to understand questions of that kind, unless he put himself in the hands of an expert to assist and advise him.

Mr. J. A. Eggar (Fellow) said he did not propose to offer any criticism on the able Paper which Mr. Punchard had read, or on the remarks of the previous speakers, but only to offer some suggestions as to how he thought the present Act might possibly be improved—suggestions dictated by his own personal experience.

In his own opinion there should be only two classes of improvements—permanent improvements and what he

might term exhaustive improvements. The cost of permanent improvements should, he considered, be wholly borne by the landlord, and in this connection he saw no reason for altering the provisions of the Act, except that there were one or two things which might possibly be transferred to the second clause. Among these would be permanent pasture and the making of fences, which would naturally follow permanent pasture, and the planting of hops. All these he considered exhaustive improvements which it was not fair to include among permanent improvements. Much had been said about permanent pasture, but he hardly thought the word "permanent" was a fair one, for a great deal of land so laid down was profitable as pasture only for a certain number of years, and, if by any chance it did remain good pasture beyond that period, the value of the pasture itself must be due mainly to the inherent capabilities of the soil and not to anything which the tenant had done.

The Act was undoubtedly valuable in that it protected the tenant from having to pay an increased rental on his own improvements, as in some cases he had been obliged to do. Many tenants fancied that directly they improved their holding they would have notice to quit, or would be charged on their improvements. It was quite natural for them to wish to protect themselves from such a contingency, and he thought that the Act did so protect them by entitling them to be paid for unexhausted improvements.

He would suggest that the present procedure might be altered in one detail at least. If a tenant were entitled to compensation it did not seem necessary that he should give the prescribed notice. The Act provided

that the tenant should be compensated, and surely it was sufficient to leave the matter to the valuers when the valuation took place. If he were entitled to compensation he would get it. If not, no valuer would give it him. If a tenant entitled to compensation failed to give notice two months prior to his tenancy expiring, why should he be thereby debarred from claiming what the Act said he was entitled to ?

He could see no reason why a tenant should not be allowed to use home-grown corn and be paid compensation for it. In his own practice he had altered many agreements in order to sanction the use of home-grown corn, and the successful results of so doing convinced him that it was right.

As to the question of permanent improvements, he should like to mention a case which came before him with regard to hop-farming. The tenant took the farm at a low rental, not mentioning to the landlord the purpose for which he had taken it. He thought it capable of growing hops. The aspect was good and in his opinion everything was favourable, and the result proved that he was quite right in his opinion; but he had taken the farm on a long lease, and being a most industrious man, who took very great interest in his work, he became a very successful hop-farmer. He (Mr. Eggar) considered that he had protected himself by obtaining a long lease of his holding; but the tenant suggested that he ought to be paid compensation in respect of improving the holding as he had done. The question was, ought he, when he had kept his intentions secret from his landlord, to have the advantage of a low rental for a long period, and at the end of that period be paid compensation as well? He did not

think such a system would be fair, and yet the tenant would think he had been hardly dealt by unless he were paid compensation for having improved the holding during his tenancy of twenty-one years, although he had, practically, protected himself.

He came from a hop district, and he had known many cases of very great hardship being done to landlords by tenants planting hops. Under the terms of their leases they were bound to keep a certain quantity of hops on their farms, averaging say fifteen to twenty acres, but when the Extraordinary Tithe Act was passed the areas had been increased to forty and fifty acres, and the landlord therefore had to meet a heavy fixed charge on his land over which he had had no control. Such things had pressed very heavily on landlords in his own district.

There was one point with regard to which he certainly thought the Act might be altered—he referred to the question of fraud. Cases had come within his knowledge where it had been found, after the award had been given, that tenants had fraudulently represented the produce offered to the incoming tenant, and he thought that, if such a case could be proved to the court, it should be within the power of the court to order the award to be reopened. A case of that kind came before him, and he took legal advice on the matter, but was informed that he had no legal redress, and that the matter must stand as it was. He considered that certainly a point on which the Act might with advantage be altered.

He thought it would be an improvement to give a tenant who might have a long lease of a holding the power of determining that lease by paying compensa-

tion. He had known instances where persons had been desirous of terminating a lease and had offered to pay a premium to be released, but if the landlord would not consent they were bound to hold on at considerable inconvenience and loss to themselves. He could see no reason why some provision might not be made in the Act that if a tenant wished to terminate his tenancy he should be allowed to do so by paying compensation.

He wished to endorse the remarks of previous speakers as to the action of landlords in the past. He considered there was no class that had done its duty so nobly and honourably under difficulties as the landlords of this country, and it would be a long time, he thought, before any body of men could be found (for there must be a landlord even if it were the State) who would act with the same consideration to the tenants.

Only a short time since a large farmer had remarked to him that he would take very good care not to rent under anyone but a large owner, for from such landlords one always got justice. He thought that testimony was well worth recording.

Mr. J. H. Sabin (Professional Associate of Council) said he thought that the occasions upon which disputes arose were, as a rule, very few, and that they chiefly occurred either on a change of ownership or where the management of an estate had been in the hands of another profession than that of surveying or land agency, or where the landlord had only one farm. Solicitors were very apt to look at an agreement from a standpoint very different from that which surveyors took. They were bound to remember that the landlord was their client, and that they must do the very

best they possibly could for the man who placed his case in their hands. Surveyors were able to take a wider view, and to act very much as umpires from the very beginning, in endeavouring to do that which was fair and honest as between landlord and tenant, and not trying to obtain a temporary advantage which they knew would result in ill-feeling, either between themselves and the tenant immediately concerned or between them and other tenants on the estate. As a rule, either on a large estate in the hands of one landlord, or several large estates in the hands of one agent, there was very little friction and very little occasion for the intervention of the legislature.

After all, these disputes were few indeed in number. One heard of them because when one arose the most was made of it by the one side or the other, and frequently by persons not concerned with the matters at issue, anxious to make capital out of what was often a small affair; and he was afraid that this condition of things would continue. It was impossible to avoid the interference of the legislature on the methods of procedure, for, while a large majority of cases might be settled without dispute, there were some in which the most was made of what seemed to be grievances, and then there was an outcry for further legislation to remedy the particular or supposed injustice.

The broad principles of compensation to the tenant had been laid down in the last Act. They were not, perhaps, fairly met in the first Act of 1875, but were certainly met in the Act of 1883, and the very fact that so small a matter as the question whether permanent pasture should be removed from Part 1 of the Schedule to Part 2 was the chief point under discussion showed

that we had arrived at nearly the end of legislation on the subject. Whether land was suitable or not for permanent pasture must be a question of opinion and discussion between landlord and tenant, and in his opinion it should not be within the option of one party to say he would lay land down to permanent pasture whether the other liked it or not. Four or five years were generally quite sufficient if a tenant meant to protect himself, and probably it would often pay him better to break up grass at the end of four or five years and get what he could out of the land, and then lay it down again, than to run the risk of loss on "old pasture" of six or seven years' growth.

On the question of the competency of tenant-right valuers, he thought Mr. Willis Bund in his remarks was somewhat hard on a very useful class of men. His experience was that the more the responsibility put on them, and the larger the amount of discretion allowed, the more careful they were. He was happy to find that the three gentlemen to whom Mr. Willis Bund referred came from the west—the far west—and not from the east of England, where their late friend Mr. James Martin, for instance, was not singular in being a very capable and effective valuer. The reason for the existence of such men in the east of England was that a larger amount of liberty was left to them and they had a larger sense of responsibility, and they naturally rose to the occasion, as other men did under similar circumstances.

A tenant-right valuer determining the amount of compensation to be given for the consumption of cake, must decide each case on its own merits. One farm could not possibly have the same value left in it as another. Land varied very considerably. The light sands

could not possibly hold the manurial value resulting from the consumption of cake that the deep soil of some of the Lincolnshire Fens would, and yet it had been suggested that there should be one hard and fast rule for the compensation of tenants on soils varying so much as these. The perfection of valuation would be reached when the incoming tenant paid the exact amount of what the value would be to the outgoing tenant if he had remained in occupation. Thus the outgoing tenant would receive exactly the amount which he would have reaped himself as the result of his improvements.

Mr. G. J. M. Burnett (Fellow) said it seemed to him that the recommendations of the Commissioners were somewhat biassed in favour of the tenant, and almost all the members who took part in the discussion seemed to think so too. He thought that in ninety-nine cases out of a hundred it was the landlord who ought to be compensated and not the tenant. The Commissioners recommended first that the clause relating to the inherent capabilities of the soil should be excluded, and then went on to say that it should be made perfectly clear to the valuer that any accumulated fertility in the soil should be taken notice of. That, to his mind, seemed most unfair. If the one were to be made prominent so should the other be. He thought the legislature went quite far enough when it passed the Agricultural Holdings Act of 1883, and that really all that was now necessary would be to make perfectly clear those clauses on which there was any doubt; for instance, as to the date of the termination of tenancy, &c. Again, the landlord's claim was to be limited to

the amount of the tenant's claim. He was perhaps behind the times, but it seemed to him that the present proposals were not dictated by justice, but by the feeling that those who had the money (or were supposed to have it) must be made to pay in any case. Again, Mr. Channing's remarks, as quoted in the Paper, that the landlord's claim for compensation should be limited to two years only were unfair, as the tenant's claim was not similarly limited. He would suggest that if a tenant were allowed to claim for any number of years he ought annually to give in a statement of the items to be included in his claim, and then it would be possible to know how to deal with it.

The Meeting then adjourned.

The following letter has since been received from Mr. Punchard:—

UNDERLEY ESTATES OFFICE,
KIRKBY LONSDALE.

16 *January*, 1898.

DEAR SIR,

Many thanks for sending me an advance copy of the renewed discussion on my Paper, and for the other document enclosed.

I do not think I can make any further useful comments upon the discussion.

As I have already said, the main point of difference was with regard to Permanent Pasture, the majority of the speakers being of opinion that the landlord's consent should continue to be necessary, though Mr. Squarey, who thinks I am a little too much in favour of the landlord, supports me in the proposal to give the tenant a free hand.

I have been much impressed on reading the Commissioners' Report with the repeated suggestion that the tenant should have greater liberty with respect to laying land down to grass, and I feel sure that the grant-

ing of a free hand will do much to remove the existing prejudice against the Act. The improvement is one which is so apparent and easily estimated. The value of permanent pasture is probably greater in some districts than in others, but this would all be taken into account in assessing compensation.

Yours faithfully,

F. PUNCHARD.

JULIAN C. ROGERS, ESQ.

Paper 231.
No. 377.

TECHNICAL TRIBUNALS,

AND

SURVEYORS AS ARBITRATORS.

By ALFRED A. HUDSON, Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, January 24th*, 1898.

Christopher Oakley (President) in the Chair.

Most surveyors have at some time in their professional career either been witnesses at trials of building cases or have been concerned at any rate with the settlement of building litigation, and it will have occurred to them, as it does to every member of the surveying, architectural, or engineering professions, how important is the subject of the fair and proper trial of these disputes.

There is now-a-days a strong feeling in favour of arbitration and technical tribunals, but it is as well first to consider the advantages and disadvantages of the different existing tribunals for settling building disputes.

The method of trial which every litigant is entitled to, unless he has debarred himself by agreeing to refer to arbitration, is by a judge of the High Court or by a judge with a jury. This right, however, when the action involves the prolonged examination of accounts, is merely a right in name, for by the rules of court it is provided that such actions shall be referred to one of the official referees.

But, whether the trial is by a judge in the High Court or by an official referee, the same rules of procedure apply.

Now, apart from disadvantages which I will explain later, no one could fail to be proud of the absolute fairness and impartiality of the judges of England, and I do not think any fairer court could be found for the trial of everything which may be brought before it.

This fairness, however, is even the cause, to a great extent, of the difficulties of trying building cases in the High Court with any satisfaction to the litigants. I am, of course, referring chiefly to cases involving great detail or the calling of many professional witnesses.

In cases of great detail the examination and cross-examination of witnesses to the extent which the parties are entitled to, to elucidate the truth, would last a much longer time than any judge could give to the case. The result, therefore, is that either the judge refuses to try the case, or it is so curtailed as to render the trial almost a compromise at the request of the judge.

Again it must be remembered that there is a great difference between trials in the High Court and trials before an architect or surveyor. In the High Court a judge is bound to consider every witness *primâ facie* as a witness of truth, whereas in arbitrations, though the arbitrator is bound by the same rules, yet many a witness is known to him, and the weight which he attaches to such evidence depends upon his personal knowledge of the witness.

Now, in the case of professional witnesses, it seems to me no cause for wonder that the judges dislike building cases when they have the task of trying to reconcile the inexplicable differences between the witnesses on

one side and the witnesses on the other; whereas if a surveyor had been arbitrator he would soon have accounted for the differences, either by his personal knowledge of the witnesses called, or by little matters which occurred in the evidence which would pass unobserved except by a trained technical mind. It is for the litigants to decide which tribunal they prefer. Although the court has power to appoint assessors, yet it is curious that it so rarely exercises the power.

The Corn Exchange and other mercantile bodies have rules for the settlement of disputes among themselves, and it may well be that many a member would prefer to have a trial, in which his way of doing business was less known. It follows, therefore, that if persons choose arbitration they must not complain that their characters are known to the arbitrator, and if they choose trial in the High Court they also must not complain of a searching cross-examination by counsel directed to find out from the witnesses that which the lay arbitrator knows from his personal experience before the trial begins, and which, if he does not know at the time, he very soon finds out.

As to the expenses of trial in the High Court, so much depends upon the amount in dispute whether such trial is economical or not in proportion to the amount claimed. The judge does not receive any fee from the litigants as in the case of an arbitrator, but there are other expenses which do not occur in arbitrations. I think, however, speaking generally, that if an arbitration is conducted in a legal manner before an arbitrator, the expenses are in excess of a trial in the High Court, either by a judge or by an official referee.

The proportion of the costs of the proceedings which

a successful litigant is allowed to recover from his opponent, I will deal with later.

The most important element of expense and disadvantage of trials in the High Court is that the parties cannot arrange the date of trial at a time convenient to themselves, and so, in the adjournments from time to time, the parties are equally at a disadvantage. While an arbitrator is, I think I may say, always willing to meet the convenience of the parties, the parties must, by the necessities and rules of the High Court, wait the convenience of the judge.

This waiting is sometimes the cause of enormous loss, for witnesses brought up from the country often have to wait day after day for the trial to come on. Hotel bills in the meantime are running up, professional and other witnesses' expenses are increasing day by day, and all this adds to the expense of litigation enormously.

It will probably be well known to my hearers that the general cause lists contain a list of the cases set down for trial in order, and when the time arrives for the case to be tried it is published in the daily cause list, and the parties must then be ready for trial; but the trial may still be far off and uncertain as to date, because there may be cases prior in the daily cause list which take a very long time in trial. It not unfrequently happens that at the last moment, when all previous cases are disposed of and the litigants expect their case to be first in the list the next day, some case has been interposed, and further delay takes place.

Then again, the judge may announce that there is a meeting of the judges, and that no more cases will be taken that day, and perhaps that he will be sitting in a divisional court the next day; and so, if this happens at

the end of the week, the litigants return to the country for the Sunday, tired out with waiting and anxious to compromise at any price.

In the case of the official referees a time is fixed, but one, two, or three days only can, perhaps, be secured for the trial, and when these days are exhausted an adjournment must take place, and then an extreme difficulty arises very often in securing any more appointments during that term because the official referee's list may in the meantime have been filled up.

These are some of the disadvantages of trial in the High Court; but, added to these, the chief disadvantage, which applies to all trials of technical matters by non-technical tribunals, is that, as often happens, neither judge nor counsel understand either plans, sections, or any of the technicalities of building or engineering work. On these occasions, the first thing for someone to do is to look at the plans upside down, and the second is to ask for the specifications (always in the plural).

Sometimes great care appears to have been taken to master these details, but it is not long before other unforeseen technicalities arise, and then further fumbling over plans and unsatisfactory discussions take place, with a strong probability that the case is never really understood at all.

It is the experience of those who are concerned in these cases that they are either won or lost by small matters. It is, therefore, the complete mastery of detail which, in nine cases out of ten, leads to success, and this knowledge can only be acquired and the facts of a case understood by those who have a technical training.

I will now in order of my subject deal with the trial of building disputes by surveyors and architects, and

for this purpose I will assume in the first case that the arbitration is to be conducted in a judicial manner.

No difficulties arise as to a knowledge of technicalities, but even this method of trial has its disadvantages, for there are not many surveyors or architects, except some old hands at arbitration work, who are able to cope with the objections of counsel or feel in a position to decide legal points as occasion arises. The laws of evidence are not an easy subject for a lawyer, and still less so for a surveyor, and upon the improper reception or rejection of evidence all the time spent in the arbitration may be thrown away and the award may be set aside.

In this kind of arbitration the parties should choose, therefore, a strong arbitrator, that is to say someone who has the force of character and ability to dispose of the objections of counsel, either by proposing to adjourn to take legal advice, with a suggestion that he has a discretion as to costs, or by some other method of dealing with the legal difficulty.

To obviate this state of affairs a legal assessor is often engaged to sit with the arbitrator, but such a course just doubles the expense.

The converse of this case is for a barrister to sit as arbitrator with a surveyor or architect as assessor. I do not know whether any preference can be given to either method. Much depends upon the qualifications of the arbitrator and assessor in each case.

In effect, such arbitrations generally result in the arbitrator and assessor being joint arbitrators.

With regard to the kind of professional man suitable for the settlement of building disputes, there is a common practice in building contracts to appoint an architect as

arbitrator, sometimes by name and sometimes merely by entering into the form of contract prescribed by the Royal Institute of British Architects, in which case the arbitrator is nominated by the president of that body. I want to say a few words upon this kind of arbitration.

The Royal Institute of British Architects have a perfect right to stipulate in their conditions that an architect shall be arbitrator, because the members of that body represent building owners, and architects, being nearly always employed by the building owner, would be supposed to have a natural bias, incident to their position, in favour of the person who generally employs them. The Royal Institute of British Architects, therefore, in appointing architects as arbitrators, do what anyone else would do, and choose the arbitrator most likely to favour their side of the disputes. But I do not think for that reason that it is the best tribunal which could be chosen, and in the same way I should say that anyone who regularly obtains employment from builders is equally unsatisfactory as an arbitrator between builder and building owner.

It seems to me that the professional men who should be appointed as arbitrators are those who as often act for the builders as for the building owner. They then have opportunities of freeing their minds from one-sidedness.

Many surveyors occupy in this way a very independent position, and bring to the settlement of disputes referred to them a breadth of view and an impartiality which is often absent in those who only represent one side.

Surveyors also are particularly fitted to settle disputes about building matters where the claim is really one of the value of work done. Architects, on the other

hand, owing to the subdivision of practice which has taken place in recent years by the employment of quantity surveyors, are gradually becoming less and less proficient in the details of prices. In fact, many members of the Royal Institute of British Architects, I think, claim that it would be unprofessional to consider detailed prices, or to do anything savouring so much of business.

It becomes necessary, therefore, where an architect is appointed arbitrator in such cases, to agree, if possible, that questions of prices and value of work should be determined by a surveyor or valuer. Failing such agreement, the arbitration would be greatly prolonged, and each party would have to call evidence as to hundreds of measurements and prices which one person could easily and quite as satisfactorily settle.

It must not for one moment be considered that I am making reflections upon any body of professional men. I am dealing with the matter, as far as I am able, purely from an academical point of view. Architects are men of the highest honour, and therefore they must find a difficulty in deciding a dispute between a friend, which the employer often is, and a stranger.

I was an architect myself, and therefore I never should say anything against an architect which I should not say against myself. But when I was an architect, both as a pupil and afterwards, I recollect the predominant idea was to keep extras down. Now that I am at the bar and often see the builder's side of the question, I know there is another way of looking at matters, and that is to keep extras up.

There is no use in blinding oneself to the fact that the building owner is in a very safe position when he

makes the architect's decision final, but if he wishes to avoid all chance of litigation he would be in a still safer position if he provided that in all matters in which the architect's decision might be claimed not to be final an arbitrator of his own naming should decide the matter as a condition precedent to any claim.

The kind of arbitrations to which I next propose to refer are those in which neither counsel nor solicitors appear, and these, I think, where the nature of the case admits of such method of trial, are the best which can be devised in the interests of the disputants. In saying this it will not be supposed, I am sure, that I am saying anything against solicitors or the bar.

Instances of this kind of arbitration occur under the London Building Act. Thus in Section 107 (Dangerous Structures) the arbitrator has to decide between two surveyors, and no one would suppose that this kind of arbitration was necessarily to be conducted by a judicial inquiry and the hearing of witnesses on oath. There may be cases in which witnesses are necessary, but if the arbitrator has merely to decide between the opinion of two surveyors, or by an inspection of the premises, it would seem not to be at all necessary.

Speaking generally, whenever it appears by the instrument appointing the arbitrator that he is required to decide by the use of his eyes and his skill, a judicial inquiry is not contemplated.

The most frequent example of this kind of arbitration is where the architect, engineer, or consulting engineer of any work is appointed arbitrator to decide disputes between the builder and the employer. This kind of arbitration is, as I have before mentioned, not always a desirable one for the builder or contractor,

but the method of decision is certainly expeditious and simple.

Now the next question I propose to deal with is what are the wants of litigants.

In the first place they want their case understood by solicitors, counsel, and the judge or arbitrator.

In the next place, they want, as a rule, a decision on their strict legal rights.

They require the time of trial to be made to suit their business engagements, and they want all this done as economically as possible, and they expect to get (as they never do in trials in the High Court) their reasonable costs.

Dealing with the last point first, one of the greatest grievances which builders have is that by no manner of means can they recover by a trial in the High Court what they are entitled to, even if they obtain a verdict for the full sum claimed.

This arises owing to the fact that there are two scales of costs, one between party and party, and one between solicitor and client.

Suppose a builder—for it is generally builders who are suing for payments alleged to be due to them, the building owner rarely suing except it be for damages for defects or for penalties—has obtained a verdict for a sum of money claimed. The party and party costs are taxed, and the builder is allowed a proportion only of the expenses he has had to incur, in solicitor and client costs, in proving his claim. The balance of his expenses he has to pay himself.

These expenses, therefore, must be deducted by him from the amount of the verdict before he can ascertain what he has gained by the action. The party and party

costs are less than the costs which the solicitor charges his client, and even then the amount taxed off the party and party costs is considerable, and varies in different actions; but, in the result, upon the present principles of taxation, the plaintiff has to pay from 2*s.* 6*d.* to 15*s.* to recover a pound.

Although this affects all litigation in the High Court, or referred from the High Court, it bears much more hardly upon litigants in building and technical cases than in any others, because the detail to be dealt with is so great and the evidence required is so expensive to obtain.

It does not seem to be understood by taxing masters that the expense of qualifying expert witnesses to give evidence cannot be avoided, and therefore should be allowed. Suppose, for instance, a contractor is suing for work and labour done, and the claim he makes is for £1,000, the balance of £10,000. The quantity surveyor may be required to measure up the whole work, and the charges he would necessarily have to make to a builder could not be under £150, or 1½ per cent., and would be more probably £200. Besides, other witnesses must be called who also will make charges in such cases proportionate to the amount of their valuation.

The answer which a taxing master would very likely make would be that the builder must make out his account himself, and he might in consequence disallow the whole of this charge, and he would so deal with the greater part of the necessary professional evidence.

It has been for some time in contemplation to make one scale of costs, so that a litigant may recover the reasonable expenses of proving his case, but nothing has yet been done.

I think the other wants of litigants will be better considered by seeing how the Admiralty Court does its work. This is a technical tribunal which I believe gives great satisfaction to all those concerned in such cases, and, by analogy, it will be seen how suitable such a machinery would be for disposing of building disputes.

The Admiralty Court was originally the court of the Lord High Admiral, and it administered maritime law. It was not a court of record, consequently a litigant was liable to have its decisions prohibited by the Chancery Court.

It had cognisance of prizes taken in war, and still has, but its jurisdiction was very limited.

About the beginning of this reign the jurisdiction was extended by statute, and now under the Judicature Act it is one of the divisions of the High Court of Justice.

In this court the dates of trial are fixed in advance, so that a litigant knows the day when his case will come on, and the registrar in fixing one or two cases for the day has regard to the probable time they will occupy; whereas in the other courts a list of perhaps seven or eight causes are put into one day's list and these may take a week to dispose of, and in the meantime litigants and their witnesses are kept waiting about, as I have before described.

In the Admiralty Court the judge sits either by himself or with two assessors, or with a jury, whichever is asked for—usually, however, with assessors.

The assessors are members of Trinity House; one must have been in the merchant service and the other in the Royal Navy.

These assessors are paid for by the litigants, the scale of fees being determined by the rules of court.

The judge never inquires into the amount due to either side, if disputed. He simply determines liability, and the question of amount is left to the registrar assisted by two merchants. They hold a little court in one of the rooms of the law courts, and the registrar afterwards draws up a report which is confirmed or not by the judge.

This is a very simple procedure; all the officials are accustomed to the matters coming before them, which are more or less of the same description, and the things work admirably.

There is one other feature peculiar to the court—that all the evidence is taken down by an official shorthand writer.

Curious to relate in this nineteenth century—this court (which deals with Probate, Divorce, and Admiralty) is the only court in which the judge has any power to have official shorthand notes taken.

As regards fixing the date of trial, it will be seen that the reason for thus trying to suit the convenience of Admiralty litigants is that ships may be leaving, and the expense of keeping sailor witnesses, and the inconvenience of sending ships to sea with fresh crews, would be very great.

But the obvious comment is this, that if the convenience of litigants can be considered in one court why should it not be considered in other courts.

Further, the evidence in the Admiralty Court is shortened very much because no evidence is allowed to be given of an expert character as to matters within the knowledge of the assessors.

Besides this, if the judge is not satisfied with any evidence, he may send the assessors down to inspect the vessel, and even to experiment so as to arrive at a conclusion as to the matter in dispute.

Now if there were a court of this kind for the trial of building matters and all allied subjects, everything in fact in which the technical evidence of surveyors, architects, or engineers is necessary, the court would have more than it could do apart from all the matters which are now and would then be referred to arbitration.

In order to draw a comparison between the Admiralty Court and a Building Court, it would only be necessary to substitute surveyors, architects, and engineers, according to the nature of the case, for the members of Trinity House, and surveyors, valuers, and quantity surveyors, for the settlement of amounts before the registrar.

The court would soon determine a fair and reasonable scale of fees for professional witnesses and litigants would get their rights.

England is far behind Scotland in technical tribunals; in fact, except for the Tribunal of Appeal under the London Building Act, the jurisdiction of which is very limited, there is no technical tribunal at all in England which deals with building matters.

But nearly every chief town in Scotland has for generations had its Dean of Guild Court. This court has jurisdiction to settle disputed boundaries, questions of light and air, and all matters relating to plans for building and buildings. The court is composed (for instance in Edinburgh) of ten members, three of whom it is provided shall be persons carrying on, or who have carried on, business as architects, civil engineers, or-

dained surveyors (whatever they are), or master builders. Three members of the court form a *quorum*.

The court is presided over by the Dean of Guild. This court, though no doubt effective in Scotland, is not so adaptable to English requirements as the principles on which the Admiralty Court are worked, but at any rate it affords evidence that technical tribunals are and have been found very useful in Scotland, and, by analogy, might be found very useful in England.

If a court were to be established in England it must be created by statute, but how far it is desirable is no doubt a question for discussion, for which this paper will I hope form sufficient basis.

I trust I have not stirred up matters for discussion too much, but I always think that there is no surer way of getting at the valuable opinions and views of the members of The Surveyors' Institution than by reading a suggestive Paper, with a spice of controversial matter in it.

Mr. H. H. Collins (Fellow) said he had great pleasure in proposing a most cordial vote of thanks to the author for his Paper, which dealt with a wide subject, and dealt with it not only with a large grasp but with a most genial and amiable regard to the criticism which the Paper might elicit.

The Paper contained a great many valuable suggestions, as well as some equally valuable warnings to those who contemplated submitting their cases to arbitration or going to law, the dangers and disadvantages of both courses being well shown by the author, who, as "counsel learned in the law," was intimately acquainted with the subject.

For himself, he was perfectly satisfied with the system of arbitration which had obtained as long as his professional career had extended—during the last forty years at least. The system of assessors, umpires, and arbitrators had worked well, and their findings had certainly made some impression on the legislation of modern times in technical matters. When it was proposed to alter the Building Act, he ventured, after an experience of over fifty years, to express a decided opinion that London did not require any such sweeping measure. He thought the opinion of all who had to work under the new Act of 1894 would confirm his prophecy that the alterations then suggested would not be improvements. Alterations such as had been advocated might seem desirable in theory, but were not always so when submitted to the test of practice.

He noticed that among the causes of delay to which Mr. Hudson had alluded, he particularly mentioned the convenience of the judges and the difficulty of taking cases in their regular order or at the appointed time, from circumstances over which the parties had no control; but (if he might be allowed to whisper it) there was one more cause of delay which in his experience, and in that of most persons concerned in compensation cases, was almost as serious as any of the others. He referred to the delay which was sometimes caused by counsel themselves. He had known instances in which all parties to an arbitration were quite ready to go on from day to day, but where counsel suddenly announced his inability to attend—he had to go to some particular court or had an appointment in some distant part of the country, and the case must of necessity be adjourned, although counsel on the other side might be ready and

willing to go on. Thus settlement of the case was retarded. He supposed that delay was inherent to all legal matters, but it would be well if some method could be devised by which it could be reduced as far as possible.

It was suggested in the Paper that the views and decisions of architects might be biassed if they were appointed as arbitrators, simply because they were employed by the persons interested on one side or the other in the work to be decided upon. But the same might be said of surveyors employed by land-owners, and it was not suggested that their decisions would be anything but strictly impartial.

Every surveyor must have been employed on one side or other in similar cases, but it was surely not suggested that because a quantity surveyor was in most cases actually paid by the builder he would be less impartial in a matter which came before him for decision as arbitrator between an owner and a builder.

He was happy to think that in all these callings there were single-minded, impartial, and just men, who had the honour of their profession at heart, more even than the dispute in which they were engaged, and who endeavoured to do their duty in deciding justly between the parties. That was the great safeguard which Englishmen could feel regulated the action of their tribunals, whether in the High Court or in arbitrations under the various Acts. He had been acquainted with arbitrations until he had grown grey in his profession, and he had found the present system always satisfactory. It might be a little expensive, but it was generally preferable to submit a case to an arbitrator who was skilled in the technical details involved, than to have it

decided by a judge who, however competent he might be to decide the law, could not possess the same knowledge of construction and prices.

There was one other matter upon which his experience differed somewhat from Mr. Hudson's. The Paper said that under the Dangerous Structures Clauses of the London Building Act, where there was an arbitration pure and simple, with a surveyor on one side and the district surveyor on the other (that was, he believed, how the Act ran), the umpire simply had to hear their statements and decide between them, but, in a case in which he had been lately concerned, he was told that this was not the fact, and that witnesses could be brought before the arbitrator. All the text-books he had read, and all the counsels' opinions of which he knew, concurred in holding that this portion of the Act must be read with the Arbitration Act.

Mr. Howard Chatfeild Clarke (Fellow) said he felt it a great honour to be allowed to second the vote thanks to Mr. Hudson for the admirable and useful Paper which he had added to the *Transactions* of The Institution. With one remark in the Paper he agreed entirely—that it would be well if there were some settled technical tribunal by which all building cases might be decided. Even he, although a young man, had very considerable experience of cases before official referees, who took an immense amount of care over the details of evidence of which they very often did not fully grasp the real value, as indeed they could hardly be expected to do. It would appear to his mind that an architect, trained to his profession, and accustomed to carry out building work, would be better able to judge the value

of the different points put before him as an arbitrator than any other person, however well intentioned, who was selected to act in that capacity, but he thought that, if he failed, it would be as Mr. Hudson had said, for the want of a legal assessor. If it could be arranged that he should have such assistance, it would appear that some tribunal similar to the tribunal of appeal under the London Building Act, 1894, would be very valuable, composed as that tribunal was of two architects and surveyors with wide technical knowledge, and one legal gentleman, whose name he need hardly mention.

He had some experience of the Dean of Guild Court, of which Mr. Hudson had spoken, and he knew that it worked extremely well in some of the large towns in Scotland, especially in dealing with questions of dangerous structures, and building cases.

He was under the disadvantage of speaking without any adequate preparation, but he felt sure that the Paper opened up a wide field for discussion, and if some subsequent speaker, with more time to consider the matter, would formulate some suggestion for a court, such as he had hinted at, composed of practical architects and legal gentlemen used to dealing with such cases as those in question, it appeared to him that a step might be made in simplifying the decision of all building and light and air cases, and many minor disputes which arose in the execution of works.

Mr. J. Douglass Mathews (Fellow) said he heartily agreed with the vote of thanks. There were a few

points—but only a few—upon which he differed from the author, but as he had challenged discussion he ventured to join issue with him.

In the first, place he thought the Paper paid rather a poor compliment to arbitrators. The author seemed to think that professional arbitrators looked more to the character of a witness than to the evidence which the witness gave. He could hardly think that this was the case. He, at all events, had not found it so. It seemed to him that an arbitrator, like a judge, was bound to hear all the evidence offered to him, although it was true, as Mr. Hudson said, that a technical arbitrator formed his own opinion of the evidence laid before him by a witness; whereas in a court of law it might take much cross-examination to test his veracity. It was unfortunately the fact that, both before judges and arbitrators, evidence was given which was not always true.

He thought Mr. Hudson was rather hard upon architects as arbitrators, although he certainly did make some kind of apology to them. He mentioned the form of contract advocated by the Royal Institute of British Architects, by which an architect is to be the referee under a contract. That provision was probably suggested because it was recognised that an architect held a position of impartiality between the client and the builder. A quantity surveyor took the facts and figures before him, but he was scarcely able, he ventured to think, to take as comprehensive a view as an architect, because he was so accustomed to look at matters in all possible lights in order to decide what was right and just between client and builder. It was within the

power of the architect to appoint one or two individuals to act as arbitrators, and only in the event of their not agreeing to act, or being unable to do so, would the appointment of a fresh arbitrator be referred to the President of the Institution.

Mr. Hudson seemed to think that an architect was so greatly averse to extras that he might be rather inclined to take a one-sided view. With that he could not agree. Architects naturally did not like extras, but they knew in fact that extras must occur, and it was for the arbitrator to say what was fair.

With reference to matters of account he agreed, generally, with Mr. Hudson. Some architects did not trouble themselves about accounts, but on the other hand some were very good men of business. In every matter of dispute as to builders' accounts evidence must be given as to the value of the work, and thus the arbitrator had before him the estimates and prices on both sides, and if he was not able of himself to judge sufficiently as to the value of the work he could take the opinion of a qualified surveyor to advise him, just as, when a point of law arose which was beyond the arbitrator's power to decide, he would take a competent legal opinion before coming to a decision. Lawyers would sometimes fight over trifling matters which a skilled arbitrator would settle at once if they were left to him. A matter of a few shillings sometimes occupied more time and involved much more expense than the amount in dispute, and he thought it is more satisfactory to litigants to go to arbitration, and to have as an arbitrator a man with a thorough knowledge of the subject. He agreed that a court, somewhat

similar to the Court of Admiralty, would be very useful.

Mr. W. Woodward (Fellow) said that a Paper on such a subject from Mr. Hudson was rendered exceptionally interesting from the fact that before the author was called to the bar he followed the profession of an architect. He ventured to think that Mr. Douglass Matthews had taken somewhat too seriously the author's allusion to the matter of extras.

With reference to the capacity of architects to deal with prices, he imagined that Mr. Hudson had in his mind some distinguished ornaments to that profession who avowedly considered themselves above such purely commercial matters, and even left such minor things as details of construction wholly to surveyors.

He thought that Mr. H. H. Collins, in his remarks, had made a trifling slip, which, although it could do no harm in that room, might, if it were printed exactly in Mr. Collins's words, possibly cause some misapprehension. It was, of course, a fact that the builder actually paid the quantity surveyor's fees, but in doing so he merely handed over the exact sum of money which had been placed in his hands by the employer for that express purpose.

He quite agreed that every effort should be made to create a technical tribunal.

For example, the "light and air" cases, which had been referred to by Mr. Hudson, were now decided by a gentleman sitting on the Bench of the High Court, who, sound lawyer as he might be, was generally quite unable

to give an intelligent judgment on the facts of such a question. There were laid before him drawings which he could not understand, but on which he had to base his decision, after hearing technical evidence on one side and the other on matters of fact which could never have come within his practical knowledge.

The tribunal established under the Building Act of 1894 had worked satisfactorily to all concerned, and he was sure that every one who had found occasion to bring a matter before that tribunal would agree with him in praising its practical, expeditious, and economical procedure, and with him would long for a widening of its powers. If the Building Act was to be amended (as he believed it was to be, during the coming Session of Parliament) the powers of the tribunal of appeal might well be considerably enlarged.

Mr. J. G. Head (Fellow) said he did not find in Mr. Hudson's valuable Paper, nor in the remarks of previous speakers, any reference to what he considered one of the chief objections to a trial of technical matters before a judge. He referred to the inability of the judge to go down and inspect the work for himself. He was dependent entirely on the evidence as to the value of the work done and the manner in which it had been carried out, and thus it very often occurred that the matter must be referred to a surveyor or arbitrator, and the litigant who had chosen that means of trying his case found that he had taken a long way round to come to the same result as would have been arrived at by going to arbitration in the first place. It seemed to him that, even in a technical court, if such a thing were established,

the same difficulty would exist to some extent. The gentleman who presided would hardly have time to inspect the work so thoroughly as to be able to give a fair decision as to its value and the manner in which it had been done.

The vote of thanks having been put and carried unanimously, the discussion was, on the motion of Mr. P. E. Pilditch, then adjourned.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, February 7th, 1898.

ROBERT VIGERS (Vice-President) in the Chair.

The adjourned discussion on the Paper read at the last meeting by Mr. Alfred A. Hudson (Associate), entitled, "Technical Tribunals and Surveyors as Arbi-" trators," was resumed by

Mr. PHILIP E. PILDITCH (Fellow), who said that, before he ventured to offer a few words on Mr. Hudson's Paper, he wished to concur heartily with the remarks made at the last meeting, thanking Mr. Hudson for the care he had expended in preparing a Paper upon a subject of such great interest to surveyors.

He hoped Mr. Hudson would not consider him hypercritical if he began with a friendly criticism of the title of the Paper, which was originally, he believed, "Surveyors as Arbitrators," but which the author had altered to "Technical Tribunals and Surveyors as Arbi-" trators." He ventured to suggest to Mr. Hudson that he might have even further extended the title, which he did not think was yet fully indicative of the ground covered by the Paper. It seemed to him that the surveyor in Mr. Hudson's mind when he wrote the Paper was really only the surveyor who acted as arbitrator in building cases. He wished to emphasise this point, for he thought—and in fact all present knew

—that many subjects which surveyors had to deal with as arbitrators had nothing whatever to do with the class of cases stated by Mr. Hudson. He might instance that large class of cases in which surveyors had to deal with the valuing of property. He thought that Mr. Hudson did not deal with that in his Paper, because he considered that the ordinary way in which the value of property was assessed, when differences of opinion arose on it, was quite suitable and could not be improved upon. With that proposition most of the members would probably agree.

There were two causes of dispute or difference under the Metropolitan Building Act to which Mr. Hudson did not refer. First, those numerous cases (which most members met with in their practice) under the party-wall sections of the Act, where a very simple procedure was laid down, and one which he ventured to say was, in the great majority of cases, found to answer all the four requirements which Mr. Hudson had mentioned in his Paper. He referred to the case where one surveyor acted on either side, and a third surveyor was appointed to settle the matter if they differed. This way of deciding differences arising under the Building Act was easy, simple, and inexpensive.

There was another class of cases under the Building Act with which Mr. Hudson, restrained probably by modesty, had not dealt. He referred to the large number of cases now arising under the Act which were by its provisions sent for final adjudication to a tribunal of which Mr. Hudson was, if he might say so, such an efficient member.

He did not know whether it was generally known by members—probably it was not—that the costs of this

tribunal were based on a very moderate scale. Of course it was open to litigants to run up costs as they liked by the employment of counsel and solicitors and in other ways, but he was given to understand that the London County Council were always quite prepared to fight cases which came before that tribunal in as economical a manner as possible, and the scale of costs authorised by the tribunal itself certainly struck him as being exceedingly reasonable.

Now as to those points which were germane to the subject with which Mr. Hudson had dealt.

The Paper was somewhat limited in scope, and no doubt was purposely made so, dealing almost exclusively with disputes arising between builder and employer as the one class of dispute in which of necessity a surveyor had to act as arbitrator.

Four *desiderata* were laid down by the author as being those to which litigants attached importance when disputes or differences of this kind were to be adjudicated upon. They desired in the first place that their cases should be fully understood by the tribunal; next, that they might obtain a decision on their strict legal rights; thirdly, that the hearing should be at a suitable time; and finally (and this was a most important point), that there should be as much economy as possible in the matter of costs.

Bearing in mind those four *desiderata*, he thought it would probably be agreed that the best tribunal to settle that kind of case was, in most instances, an arbitration before a surveyor who was also an architect, or who had at least some architectural knowledge. He did not mean necessarily a quantity surveyor—although in most cases a quantity surveyor would be a very desirable

arbitrator—but one who would look at the matter to some extent from the point of view of the architect who prepared the plans, as well as that of the builder.

It had been said in the course of the consideration of this Paper that the costs which a surveyor certified as umpire in these cases were frequently quite as high, and sometimes even higher, than in cases taken before the High Court. That was the fact, no doubt, where the case was a large one, and where both litigants had employed solicitors and counsel; but one must not lose sight of the fact that it was not necessary to fight every building case in that particular way. There were many small cases which one had to deal with, and many large cases too, in which no strict legal principles were involved, which could be tried before a surveyor without legal assistance; and such a course had often been found by experience to be efficacious, economical, and conducive to justice being done upon the hearing of the facts.

It seemed to him that one argument (if not the only one, at any rate the strongest) against the employment of a surveyor alone in matters of this kind was that it was sometimes difficult to find a surveyor who would decide on strict legal principles as to the question of costs. He was speaking now from what he had heard clients say, and he was afraid that surveyors were often looked upon as being men of compromise, and were regarded as a class of arbitrators who rarely gave either party his costs complete. It looked, of course, a somewhat drastic proceeding to give the whole costs to one party, and a sort of compromise was therefore the kind of procedure which an arbitrator might be somewhat disposed to take.

But, on the whole, he thought most persons who had

considered the subject would admit that a surveyor, in a case of the kind dealt with in the Paper, was much better able to understand the technical evidence, and to weigh its value, than a judge who did not know, even by repute, the professional experience of the various witnesses appearing before him.

Again, a surveyor was, he thought, much less likely to give a decision based on mere test points in a case. Most of the Members had no doubt noticed, when following the course of a case in the courts, how a judge appeared to be apparently looking at the case through a cloud. He had not sufficient technical knowledge to apply what he heard to the exact points at issue, and was often reduced to grasping at some point as a straw showing which way the wind was blowing or ought to blow. Thus, sometimes, cases of that kind were decided, not by the absolute weight of evidence or facts brought forward, but on one salient point which the judge thought himself able to understand. It was his experience of that class of cases which led him to adhere strongly to the opinion that, whenever it was possible, a surveyor would be found to be the best umpire in building cases.

There were, on the other hand, a number of disputes concerning building where the whole basis of the case was a pure matter of legal liability, and, in such cases, a surveyor would hardly be in a position to decide the question. Another class of cases was where the legal liability to act, or failure to act, was concerned—such, for instance, as liability for the insanitary condition of premises, and things of that kind—where it seemed to him a surveyor would be out of place as a judge between the parties.

He gathered from the Paper that Mr. Hudson rather

suggested that, for many reasons, it would be advantageous to have a definite legal tribunal set up to which all such cases could be referred as a matter of course, and that the precedent of such a tribunal as the Admiralty Court might well be followed. He did not know whether Mr. Hudson meant that the absolute procedure of the Admiralty Court should be adopted in the court he suggested. It seemed to him that it would be a somewhat expensive way of settling these matters if a large number of experts were to be employed trying cases, as it were, twice, as under the Admiralty Court system.

It was possible that Mr. Hudson merely suggested some slight extension of the present system which obtained frequently in cases of this kind, as in the courts where the judge who had heard the legal issues of a case referred the matters of fact to a surveyor for report, which would, he thought, meet the case much better than would the setting up of an absolutely new tribunal, which would seem to be an almost hopeless ideal to aim at.

If it were possible to have one judge appointed, in the same way as one of the judges was now set aside to try commercial cases—ear-marked as it were—and to provide him with a list of architects and surveyors or technical experts who thoroughly understood specific subjects, from which he could choose men whom he could employ to report on the facts of cases, it might meet all requirements. That would, he thought, answer what Mr. Hudson and several previous speakers seemed to have in view.

Mr. T. M. Rickman (Fellow) said he thought

the position of the question under discussion was very clearly stated in the Paper, although he could not entirely agree with the author's view of it. He thought he had hardly laid sufficient stress on the importance of an arbitrator having full opportunity of inspecting the work.

It was absolutely necessary that any professional man who was called upon to settle the value of building work should be able to inspect the building itself, and it was important, he thought, that the convenience of the parties should be consulted in fixing the place where the arbitration or trial should be held. Not only the convenience of counsel and solicitors should be consulted, but it was desirable that the court should sit within a reasonable distance of the building itself, and should have at hand the means of deciding any disputed point.

In his description of the procedure of the Royal Institute of British Architects he thought Mr. Hudson had missed one point. The recommendation of the Institute, in their published conditions of contract, was that the arbitrator appointed by the President should be a Fellow of the Institute, which was a very different thing from suggesting that he should be merely a Member of the Institute. Mr. Hudson's views in favour of the appointment of the architect of a building as the arbitrator in case of dispute was a familiar one, but one which would not recommend itself in every case. Architects, as a rule, maintained that they were—*qua* architects—arbitrators. There might have been occasions on which architects had not so acted as impartial arbitrators, but had wielded such authority as they had, in a manner unsatisfactory to either party to the contract.

Of course an architect who had nothing to do with a building, called upon to arbitrate, was in a very different position from an architect who, having carried out a building, and having been master through the whole proceedings, was called upon to settle a question of account in which he had himself interfered by giving orders, or in other ways. It was undoubtedly natural that an architect who had had the work carried out under his own direction should have some unconscious bias, but this would not be the case if an independent architect were called upon to arbitrate.

It was, no doubt, unavoidable that men appointed to act as arbitrators should have been accustomed to act on one side or on the other in similar cases, but it must be remembered that there was now a large class of building surveyors who were really employed to act on both sides, whose quantities formed part of the contract, and who were called on, themselves, to adjust accounts at the end.

He therefore agreed with Mr. Hudson that the arbitrator should be one who had as often acted for builders as for building owners. With regard to Mr. Hudson's remark that architects "must find a difficulty "in deciding a dispute between a friend, which the "employer often is, and a stranger," he thought that when an architect or surveyor was appointed arbitrator, as between the architect of the building and his client on the one hand and the builder on the other, he was usually selected as someone who would not be influenced in any way by his own feeling either on one side or the other. When any matters were left to the decision of an arbitrator by the terms of a contract it was not fair for the owner to be able at a later period to select him. If such

a power were vested in him the name of the arbitrator should be inserted in the contract before it was completed, and then both builder and owner knew to whom they were leaving the decision; but for the owner to be able to name an arbitrator, in the same way that he would under certain circumstances name a new architect, was not, he thought, quite fair.

With reference to the taxing master's view that the builder should himself make out his accounts, in the old days when the builder made out his own estimate it was his business to make out his own account, but the quantities now were almost invariably furnished to the builders, who tendered at a particular price for the work they had to do, and to that amount was added the charge for getting out the quantities.

Then it was necessary to consider how to deal with variations where certain work had been omitted and other work substituted for it. Whatever charge a surveyor was entitled to make for valuing those omissions and additions should be added to the amount worked out at the contract rates, and it was not fair for a client to expect a builder to make such alterations and then send in an account at the price as originally quoted without adding the cost of preparing the account. The builder was entitled to a reasonable charge for preparing his account when the quantities had been furnished, or where the original prices of material and labour were to be adopted in preparing the account.

A technical tribunal dealing with building questions would have, he supposed, first of all to decide disputed matters between builders and clients as to the value of the work done. Then it would seem most natural that questions of intermixed property and of party-walls

should come within its cognizance. But many of those party-wall questions were mixed up with easements, rights of light, and other matters.

The Building Act had certainly provided a court of appeal, if he might so call it, consisting of two surveyors, each representing one of the two sides of the wall, and a third surveyor appointed to decide between them if they disagreed, but they could not deal with questions of right of light nor with other easements.

It would, perhaps, be a great advantage if there were a more practical court to deal with such questions, so that what could be done between two neighbours, not only under the Building Act, could be settled once and for all. But such a court endeavouring to deal with such questions in the country would find that the difficulties were much greater than in the case of disputes in London. A party-wall between two buildings in London became, under the Act, the joint property of the owners on both sides—each side had a property in the whole of the party-wall of whatever thickness it might be, and that fact very greatly simplified the question as between adjoining buildings. In other parts of the country the owner on either side of the wall had, in many cases, an actual ownership in but a portion of the thickness of the wall. These matters were the subject of much litigation, and, as he had said, were much more difficult to settle in the country. It might possibly be a very great advantage if some single mind could be brought to bear upon questions of rights of light and easements, and on similar questions, including those of party-walls, not only in London but in the country. Whether a judge assisted by one or two assessors would represent the single court which would bring a single mind to bear

on the subject he had very grave doubts. A single man, whatever might be his legal training, would often find it difficult to settle even legal questions, and he should above all be guided by the practical aspects of a case. If a surveyor were head of such a tribunal he would find it necessary to have a legal assessor with him.

His own theory was that the building itself was the principal witness in a building dispute, and from such experience as he had had, parole evidence was used only in building cases to explain the circumstances under which the building was executed. The value of the work itself must be settled by some one expert who had had the opportunity of inspecting the work, and who had the technical knowledge which enabled him to judge of its value.

The ideal training for an arbitrator must be that of a man who, in his ordinary practice, took first one side and then the other. It would, of course, depend on his training which side he first took. If he worked up from being a builder's clerk, or had learned his business as a building surveyor, he would probably be called in by the builder first. If, on the other hand, he had a strictly professional training, and had gone into surveying from architecture, the chances were he would be first employed on the side of the building owner; but he must be prepared to adopt either alternative. He would thus gain experience and be able to judge between the views and claims of both parties. And it would be well for him, in the course of his practice, to accustom himself in dealing with conflicting interests to say the same to each, As he was able to do this, he would be trained as an arbitrator.

Mr. H. Northcroft (Fellow) said that, in reading Mr. Hudson's Paper, as he had done with the greatest interest and care, it had occurred to him that some members might be rather led astray by the title, "Technical Tribunals and Surveyors as Arbitrators." It seemed to him that "Surveyors as Arbitrators" suggested a limitation which might not be intended. An architect or a surveyor appointed as umpire was generally able to adjudicate on a case to the satisfaction of those who came to him for his decision. To argue the question whether a surveyor or an architect would make the better arbitrator was, he feared, but pursuing a red herring drawn across the track, for the real matter amounted to this, that a strong man as arbitrator would act satisfactorily in any case.

But he thought Mr. Hudson's important point was that there was an actual pressing need for a technical tribunal at the present time. He supposed that three-fourths of the disputes which arose in London and in the country were settled by recourse to the arbitration of professional arbitrators — architects or surveyors. Probably not more than one-fourth of the cases came before the law courts, but the number which were so tried was sufficient to provide the courts with a large quantity of business. He had some experience in law cases before the official referees and the judges, and he knew nothing more hopeless than for a professional man to listen to the mistakes which counsel and judges made in dealing with technical matters, and the complete ignorance, if he might say so, of such matters on the part of the official referees.

In his Paper Mr. Hudson advocated the appointment

of a technical tribunal, and he believed that any surveyor with experience of the subject would agree fervently with that proposal. The main question would be as to the manner and scope of such a tribunal's procedure. The last speaker seemed to think that the tribunal would take cognizance of party-wall disputes, but in London there was no need for that, as it is arranged for in the London Building Act, 1894. If a technical tribunal were appointed at all it should be for the whole of England, and the rules applicable to London should also be applicable to the country towns, with perhaps a few modifications which would adapt the rules which worked well in the urban districts to the circumstances of the country generally. The same tribunal might well take cognizance of questions arising both in town and country.

It seemed clear that a technical tribunal must consist of at least two members, one having legal knowledge and training and the other possessing technical knowledge and experience. These it was hardly possible to combine in the person of one man.

Seeing how well the Tribunal of Appeal under the London Building Act, 1894 did its work, it seemed to him quite feasible that a similar tribunal of three members might be established, which would have under its cognizance all building disputes such as were now brought before the courts. The setting aside of one judge to deal with such disputes might possibly be satisfactory if he had two surveyors or architects to sit with him as assessors; or, as Mr. Woodward suggested, the powers of the Tribunal of Appeal might well be extended in order that they might undertake the general inquisition of building cases such as now came

to judges or official referees. That might come later, but meanwhile he ventured to propose that a Committee of the Council should be appointed to consider the question of the establishment of a technical tribunal and to inquire into the nature of the causes which would be brought before it.

Mr. A. Vernon (Fellow) said Mr. Hudson possessed the great advantage of being able to approach this question with the training of an architect added to the skill of a lawyer—a combination as happy as it was rare. The principal parts of the Paper which would interest surveyors were those devoted to a review of the disadvantages of the existing procedure in the High Court, and suggestions for courts of arbitration, with surveyors as arbitrators.

It appeared to him to be a general rule that everybody who failed was dissatisfied with the tribunal which tried his case, while everyone who succeeded was perfectly convinced of its efficiency. That seemed to be, after all, but human nature.

With regard to the High Court, he did not know of any tribunal established since the time of the Romans, or possibly before, which had a more excellent mode of settling all disputes as to law and fact. But when dealing with disputes or technical subjects surveyors could not but feel embarrassed and placed at some disadvantage when approaching a gentlemen, sitting in all the dignity of the High Court, who was trying a case, the details of which he could hardly be expected to understand, and endeavouring to determine by his own judgment matters which required minute professional

knowledge. It seemed to him that in all such matters power should be given to go before a strong arbitrator who thoroughly understood the subject. Time would be gained and costs saved, and the result must be more satisfactory than under the present system. The difficulties in the way of establishing such a system could not be insuperable, and the ends of justice would certainly not suffer.

Another important question was that of costs, as all who went before arbitrators knew. In fact, after reading the Paper, it appeared to him that a person having a matter in dispute, and wanting guidance as to which course he should take, whether to go to arbitration or to the High Court, would be inclined to say, "Let me "settle quickly with my adversary," "A plague on "both your houses."

It happened that only a month or so ago he was asked to settle a case in which the owner claimed against his tenant for gross breach of covenant in the matter of dilapidations (he must beg forgiveness for referring to personal cases, but he gave them merely as illustrations). There were three parties involved. He was appointed umpire, and the parties told him that they could not decide whether to have counsel and fight the matter out with all the paraphernalia attendant upon such a procedure, or not. He offered, if they would tell him the main facts, to decide whether it would be well to employ counsel or not. He had a great leaning towards counsel himself, but he found that this matter was so simple that he asked them to state the case briefly to him and to let him decide, and in two hours he had settled the matter at £150, to the satisfaction of two out of the three parties.

On the same day he was arbitrator in a case where the owner was sueing a tenant for a considerable sum. It was taken to the High Court and referred to a special referee. There was a claim for about £150. The hearing occupied five days; two counsel were engaged, and the costs amounted to £300 or £400, and the money was only realised after three or four months' waiting.

He approached the question with a strong preference for simple arbitration without too much law; but it seemed to him that while a great deal might be urged for improvement in practice, it might fairly be assumed that on all questions of law and fact no court was better than the High Court, and that those who desired to settle questions of difference as to value or to adjust amounts which were not exactly questions of dispute, could not do better than find a good strong able surveyor or architect with special knowledge of the technical branch to which that reference applied. There could be no better tribunal, and there ought not to be a cheaper one. If there were room for any complaint it was that those who preferred that system were so skilful in their mode of selection as to reduce the surveyors recognised as strong men to such a very small number that the same were too frequently chosen.

There were many points in the Paper which he thought would bear discussion; but he did not think the time was yet ripe for a new technical court to be set up, even such an excellent one as the Admiralty Court, to which Mr. Hudson had referred as a model tribunal.

Mr. W. H. Strudwick (Fellow) said the very few remarks he had proposed to make had been nearly all anticipated by previous speakers.

He thought that when legal questions were involved it might be desirable to bring disputes before a tribunal such as had been suggested, but in regard to mere building valuations, and matters of that kind, he held that the procedure at present in vogue could not well be improved upon. He was thoroughly in accord with Mr. Hudson when he said that he considered a surveyor who acted on both sides the most suitable man to undertake the duties of umpire; and for that reason he would personally like to see in the conditions of contract the name of the President of the Surveyors' Institution as nominator substituted for that of the President of the Royal Institute of British Architects.

Mr. C. John Mann (Fellow) said that in Mr. Hudson's very valuable Paper he noticed one or two points to which he should like briefly to refer. It was quite true that many of the witnesses were generally known to an umpire, and the weight that he would attach to their evidence would depend on his personal knowledge of their professional practice; but he believed that umpires always took great pains to give proper weight to the evidence itself, and that the nature of the evidence as well as the standing of the witness was carefully considered in forming the basis of the decision.

One point did not seem to him quite clear. The author said, on page 129: "The method of trial which "every litigant is entitled to, unless he has debarred "himself by agreeing to refer to arbitration, is by a "judge of the High Court or by a judge with a jury. "This right, however, when the action involves the "prolonged examination of accounts is merely a right

" in name, for by the rules of court it is provided that " such action shall be referred to one of the official " referees." That, he understood Mr. Hudson to say, was the only power which the court had. If that were so it was very unfortunate. He thought there should be power to refer to a technical tribunal with a technical umpire. It seemed to him (and he was speaking from some little experience) that it was, he was going to say, "disastrous" to go before an official referee. A little knowledge was a dangerous thing, and some of the referees seemed not to have sufficient knowledge on technical points. He would say with great respect that he was sure they tried to do the best they could; but it seemed to him that, not infrequently, the referee and the counsel on both sides fixed on some point, and worked on that one point to the exclusion of other very much more important matters. In such cases it was very difficult for the witnesses to bring forward those really important points, and they were compelled to fix their whole attention on what was only a side issue. He did not suppose an official referee could be expected to have the purely technical knowledge of a trained surveyor.

He thought it very advisable that the arbitrator should be named in the contract before it was signed by either party, for by that means a great deal of dispute might be prevented. It would also be a very good thing if some kind of technical tribunal could be arranged such as had been suggested by Mr. Hudson.

He agreed generally with Mr. Northcroft's remarks, and he should like, if he were in order, to second his proposal that the Council should inquire as to what

subjects such tribunal as indicated in Mr. Hudson's Paper should deal with.

He would not go into the question whether surveyors or architects were better able to fill the post of arbitrator in building disputes. It might perhaps be thought that the gentleman acting as architect for the work, who was very often a friend of the employer, would have rather too much bias to act quite so independently as one could wish an umpire or arbitrator to do.

Mr. H. T. Steward (Fellow) desired first of all to add his modicum of thanks to Mr. Hudson for the Paper in which he had so ably dealt with building disputes, and had pointed out the several modes in which such disputes could be settled. There was no doubt in his own mind that the best and most satisfactory way of trying a building dispute was before an arbitrator, and he thought so for the simple reason that a professional arbitrator understood all the plans and drawings, and knew the meaning of all the technical terms, which it was no discredit to a judge to say he certainly could not.

Conceding, therefore, that it was better to refer disputes of this kind to a professional arbitrator and not to a judge, the question would arise whether it was better to have counsel or not.

It seemed to him that this must depend entirely on the nature of the case. If it turned on technical detail or prices, it was to his mind much better tried without counsel, and, he might incidentally remark, that building contracts with the Office of Works contained a special clause that counsel were not to appear in the arbitration when disputes arose. He had some experience of these contracts, and thought that this rule on the whole worked very well.

If it was a complicated question of involved facts having a touch of law in them, or rested on the meaning of the words of a contract, there was no doubt that counsel were of very great assistance. They were better able to marshal their facts and to put them properly before an arbitrator, for the reason that it was part of their daily vocation, whereas to an architect or surveyor the conduct of a building dispute was by no means a matter of daily occurrence.

He was sorry not to see present many of his friends of Mr. Hudson's present profession, for he was about to make a remark about them which he regretted to have to make behind their backs. No doubt the employment of counsel naturally added to the cost of an arbitration. It must be so. But he thought he might say that sometimes they added considerably to the time which an arbitration took to hear. Personally, when he was appointed arbitrator, he preferred to have counsel, and for the reason that when two ordinary mortals had a passage of arms they very often got hot and out of temper, and sometimes it was very troublesome, if not almost impossible, to preserve the necessary amount of order and decorum; but when counsel differed they did so in such a way that the point could soon be settled, and they proceeded as if nothing had happened. That made it much more comfortable for an arbitrator. But he must say that his experience tended largely to show that to get an appointment to hear an arbitration with counsel on both sides took much longer than if no counsel were engaged.

The conditions of contract of the Royal Institute of British Architects had been alluded to, and the fact of the arbitrator being an architect had been referred to by

Mr. Hudson, who, he felt sure, had no intention of making any reflections on that body. He could, however, concur with him that an architect was not always necessarily the best arbitrator in building disputes. He had noticed in a good many contracts which he had lately had occasion to see that it was becoming not an uncommon thing for the President of the Council of this Institution to be named as the authority to nominate an arbitrator in case of necessity. He agreed with Mr. Woodward that a wrong impression might have been created outside that room by Mr. Collins's remark that surveyors were in most cases actually paid by the builder. As the matter had been definitely explained it was not necessary for him to allude to it further.

At the end of his Paper Mr. Hudson had suggested a technical tribunal for all building disputes, somewhat on the lines of the Admiralty Court, and no doubt such a court would be a great advantage in many cases, but he so well knew the delay in all matters of legal reform that he doubted whether there were many members present who would live to see such a court instituted, desirable as it might be.

Mr. Arnold Statham (Associate), while concurring in the encomiums that had been bestowed on the author of this very valuable contribution upon references in building matters, recognised the fact that such a Paper could not exhaust the subject. There were difficulties which all surveyors of eminence, especially in the provinces, were bound at times to face, not the least of which was the fact that they had been retained by the building owner or the contractor in other disputes, which raised a question of their fitness to sit as referees or

arbitrators in new disputes in which their own clients figured before them as litigants. It was extremely difficult in some parts of England for the parties to select as referee a local surveyor of eminence who had not acted, or was not acting for one of them in other matters, and the courts had been called upon to decide whether bias in favour of their own clients was to be presumed in such a case. He (Mr. Statham) was pleased to say, for the honour and credit of the surveyors' profession, that the court had held that a valuer in such a case might, and probably would, preserve an unbiassed mind.

He was sure a member of the Institution would hesitate, both on principle and as a matter of good taste, to accept a reference where any question could be raised as to his impartiality, but it was satisfactory to know that it was no objection to the fitness of an arbitrator in a building dispute that he had been employed by either party in other matters.

Where, pending a reference and before the award, the umpire gave evidence in another inquiry on behalf of one of the parties, the award was not set aside on the objection of bias, Wright, J., observing that he obviously could not act in both capacities in the same inquiry, and that his position as umpire in one inquiry was not necessarily incompatible with his being witness in a different inquiry. In re *Haigh* and *London and North Western Railway* [1896], 1 Q. B., 651.

Referring to quantity surveyors as referees, their position was generally that of valuers, and the broad distinction that existed between arbitrators and valuers could not be too much accentuated.

A valuer was a witness unto himself, and was also

free to form his opinion on materials less strict than those of an arbitrator.

Persons appointed as valuers to settle value were not bound to receive evidence in the same way as arbitrators. Jessel, M. R., set aside an award of an umpire who, without giving notice to the parties and without examining witnesses, heard the two arbitrators and inspected the premises, the subject in dispute, but the Court of Appeal (James, Baggallay, and Thesiger, L. J. J.) reversed his decision and held there was no ground for disturbing the award, as it was the obvious intention of the parties that the arbitrators and umpire, who were all experts, should settle the value and not act as formal arbitrators. In an arbitration, however, as opposed to a valuation, such a proceeding would be so irregular as to invalidate the award. *Bottomley* v. *Ambler*, 26 W. R., 566; 38 L. T. N. S., 545.

Surveyors in building disputes should be careful when they form their opinion by inspection of the premises not to listen to statements by one side only. According to Lord Eldon, where arbitrators receive evidence on one side in the absence of the other, that is always a ground for setting aside the award, and this was acted on in *Dobson* v. *Groves*, 6 Q. B., 637, where, disregarding some of the decisions of the Court of Common Pleas, the Court of Queen's Bench expressly followed the decision of Lord Eldon, and set aside an award where the arbitrator had received some slight evidence, after the case had closed, by one of the parties in the absence of the other.

It was often difficult for a surveyor to decide what latitude he should allow either party in the way of assistance at the reference. It was better policy to

allow than to exclude any assistance that might be material to either side.

Where, on a reference of complicated accounts, the arbitrator excluded the son of one of the parties who had been a clerk under him, and whose assistance the father desired on the accounts, and also excluded a shorthand writer whom one of the parties wished to employ, Knight Bruce, L. J. (whilst agreeing that circumstances might be imagined sufficient to justify such exclusion), thought, in the absence of such justification that it was a case in which the award should be set aside. In re *Haigh*, 3 D. F. and J., 157.

Refusal to hear one of the parties on a point of law reserved by the arbitrator for the opinion of his solicitor, on an application made to the arbitrator before the arbitration was practically or legally concluded, was held enough to render the award invalid (re *Maunder*, 49 L. T., 535). Surveyors should exercise the greatest care not to treat the dispute before them as one in which they had an unlimited discretion, but should exercise their discretion upon principle and with due regard to any points of law that might be urged before them.

It was of the utmost importance to parties who had by their building contract bound themselves to submit to arbitration disputes arising out of the works, that they should lose no time in making an application to the court to stay any proceedings that might be instituted in a court of law. In a case in which he was concerned, *Ford's Hotel Company* v. *Bartlett* (reported in 1896 Appeal Cases, p. 1), the House of Lords decided that the issue of a summons for time was a step in the action which precluded the defendant from taking advantage of a clause in a

building contract, which enabled either party to refer disputes to the architect, and that Section 4 of the Arbitration Act of 1889 did not, under such circumstances, avail the party who was ready and willing to go to a reference under the contract. The consequence was that the architect, who knew the history of the building, understood every plan and every alteration in a job costing many thousands and in which the extras amounted to thousands, and who could have disposed without expensive evidence of the majority of the questions raised, by reason of his intimate acquaintance with the progress of the works, instead of sitting as judge became a mere witness, and enormous expense was incurred in collecting evidence, which would have been unnecessary had the referee fixed by the building contract been allowed to adjudicate upon the matter.

From a long experience in such references he was of opinion that it was quite impossible to find, in the majority of cases, a better tribunal than the architects or engineers engaged on one side or the other, or both, of a building contract, who were familiar with the progress and variations in the plans of the works, provided their status in the profession and judicial qualifications were unquestionable.

Mr. Hudson, in reply, said it was with very great pleasure that he embraced the opportunity of thanking the members for the kind way in which the vote of thanks had been proposed and passed. He thought it was really his place to propose a vote of thanks to the

Institution for the discussion, which had thrown much valuable light on the subject which he endeavoured to deal with in the Paper.

He thought that on one point his meaning had not been quite perfectly understood by some of the speakers, owing, no doubt, to the brevity of his Paper. Might he answer Mr. Steward's observations first? With his contention that arbitration was the best way to settle building disputes, he, speaking generally, quite agreed. But they had first to get to arbitration; and if opponents wished to go to law they would find that they could not get to arbitration. It was for that reason that he suggested the adoption in a modified form of the principle of the Admiralty Court, which tries all questions of liability and refers questions of amount to registrars.

With regard to the London Building Act and party-wall clauses, it had been said that he suggested the matter being taken out of the Building Act and put into a building court. Not at all. What he was suggesting was that legislation might do a great deal to remove litigation from the courts, and to settle such cases in much easier fashion. Party-wall legislation under the Building Act might be said to be grandmotherly legislation, in that it was looking after people's private rights and not public rights. But it worked well in London, and there was no reason why there should not be similar legislation in regard to the country. There might well be established an easy and ready method of reference to arbitration, but it could not be done without legislation, and at present the only remedy open to a man, when another interfered

with his party-wall or easement and refused to refer the dispute, was to bring an action.

It had been said that proposals of the sort he had formulated were visionary, and could never come into practical shape—that the law's delay was so well known that if the law were relied on to do it nothing would ever be done at all; but he was simply dealing with those cases which must go to law, and which could not be taken out of the courts by the present method of procedure, as was well pointed out by Mr. Mann. To that gentleman's suggestion he would answer that, as a matter of fact, the Judge or Master in Chambers had no power whatever to refer any case to a special arbitrator without consent.

It seemed an anomaly to think that when a case could be properly tried by a surveyor or architect the court had no power to refer it; and it was with this fact in mind that he suggested that legislation would be desirable, so that there might be a kind of centre for dealing with those particular matters and for referring them either to a surveyor or an architect, or to a valuer, as the case might be, having reference to the particular facts. Some such centre was wanted to deal with those cases.

His reason for suggesting a tribunal like the Admiralty Court was because it was an extremely expeditious court. Things were done with the greatest despatch there. A case might be set down for trial and tried in a week, and there was a special arrangement, to which he had not previously called attention, of a summons in chambers which came before the judge, who would deal with it himself (it would not be dealt with by subordinates at

all); and the case throughout was before the judge who was to try it, and if there were any nonsense in chambers he could deal with it at the trial. That was still the mode of procedure. Why should it not be possible for the parties to go to a surveyor and for the whole procedure be settled in about half an hour? Cases were very often tried within ten days in the Admiralty Court. That was the kind of legislation which he proposed. It would not take strictly legal matters out of the ordinary courts, where business was well done, but it would have the effect of putting technical disputes more into the hands of the technical tribunals to whom such cases ought to go.

There was another matter which the suggested court could deal with, namely, costs. He understood that representations had been made in the proper quarters with a view to getting a more equitable system of taxation of surveyors' and architects' costs in place of the present one, which was in many cases perfectly ridiculous. He did not care much to give illustrations, for one might go on repeating them for ever; but a short one would do no harm. Only the other day there was a big action which lasted twenty-three days, and the bill of costs amounted to £1,900. It was apparently a fair bill of the costs, actually necessary to win that action. £900 of that bill was taxed off in one day, and the verdict was only for £1,500. What was to be done when it was possible for a bill of costs to be taxed like that? A surveyor was allowed three guineas a day for preparing himself to give evidence, but if one wanted to employ an eminent surveyor one had to provide another ten guineas or fifteen guineas a day for the luxury of an

absolutely necessary witness. If a building court were instituted those things would be understood, and all the taxing masters and officials of the court would get into an atmosphere of surveyors and architects, and would know at least something as to their charges, and would allow them. That was his reason for suggesting a building court.

With regard to architects as arbitrators, he hoped it would not for a moment be understood that he wished to say anything against architects, for whom he had the very highest respect. What he chiefly referred to was arbitration by the architect concerned in the building contract. He agreed that if he had a building contract himself, and wanted to do the best he could for himself, he should put his own architect as arbitrator, but he did not say that was a perfectly satisfactory way, though it was undoubtedly the best thing for the building owner. He thought members of the Institution who had to do with building contracts might well put into formal conditions a clause providing that the arbitrator be appointed by the President of The Surveyors' Institution. Why should not they do so? The Royal Institute did it, and he did not see why the members of The Surveyors' Institution, who frequently had the control of very large contracts, should not do the same.

The CHAIRMAN, in summing up the discussion, said there was one thing which he ought to correct. It might be gathered from Mr. Hudson's remarks that The Institution had already gone to the High Court on the

question of surveyors' costs. That was not quite the case. The matter was under consideration, and some steps might be taken.

It was suggested by Mr. Hudson that the name of the President of The Surveyors' Institution should be put into contracts as empowered to nominate umpires when required. He thought that was now the practice in many cases, but more often his experience was that the parties appointed the arbitrators and that they nominated the umpire.

Several questions had been raised during the discussion about architects being umpires. To his mind it seemed that many architects would make very good umpires. But he should be strongly opposed to the system adopted by many architects, that the sole arbitrator should be the architect who designed the building and was consequently employed by the building owner. He thought that most architects would come to the same opinion that he believed surveyors had come to, that it was not well to place themselves in such an invidious position as that of acting as umpires in cases where they had at any time represented one side or the other. He thought the objection among surveyors to such an arrangement was a very strong one, and of course he spoke only from his experience as a surveyor in dealing with such matters. He did not profess to be an architect, or to dictate exactly what it was advisable for an architect to do; but he thought, from what he heard, it seemed to be almost the general custom among architects to put themselves in the contract as the umpires. That was the only profession that he knew of in which such a thing was adopted. He thought all

surveyors would agree with him that it would be much better in the interests of the builder and of the building owner that any umpire should come into the matter with an undoubtedly free mind.

He gathered from reading the discussion which took place at the previous meeting, and from what he had heard on the present occasion, that there was a feeling in favour of the view that the best thing, both for the builder and the building owner, was to get any question in dispute quickly referred to a good umpire. Mr. Hudson, he thought, in his reply, had shown that there were some steps which might be taken to bring about that end. He, not being a lawyer, had not been aware that the courts had not the power to refer a question at once out of court to a surveyor or architect as umpire. Mr. Hudson explained that it could only be done by consent, but he had been under the impression that the court had power, and had had many such matters referred to him during his professional life. He should emphatically say, from his long experience, that the sooner a builder's dispute with the building owner came before an umpire the better, and the fewer persons called upon to attend the arbitration the better, both for the builder and the owner. Unfortunately, sometimes the arbitrator or umpire had not the power to regulate how the case should be conducted, especially where there had, perhaps, been a quarrel between the two sides; but he had been umpire when, sitting with counsel and solicitors, the settling of an item of ten shillings had cost thirty shillings in loss of time. That was to both builder and building-owner a very hard matter, and he thought that if something could be done when a case

got into court, whereby a judge should have the power to refer to some technical mind, giving to that technical mind the same powers as himself in preventing either one side or the other from wasting time in that way, it would be desirable.

The meeting then adjourned.

Paper 232.
No. 379.

LEGAL LIABILITY FOR PROFESSIONAL OPINION.

By T. W. WHEELER, Q.C., Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, February 21st*, 1898.

Christopher Oakley (President) in the Chair.

I need not dwell upon the circumstances which have induced me to read this Paper. Suffice it to say that some four years ago I had occasion to consider, and to consider the question most carefully, and since then cases involving the liability of members of your own profession have been disposed of in court, and others (if rumour speaks truly) have been settled out of court, involving the grave question of professional incapacity, carelessness, or ignorance. Hence it comes that I, who take very great interest in the matter, thought that I should not be wasting time if I brought this subject before you—a subject about which there is a good deal of idle chatter and vague rhetoric talked, the result no doubt of some misapprehension as to the circumstances which make for or against your legal responsibility. The subject is a somewhat large one, and to understand it aright I propose to consider it in several aspects, so that the idea of immunity for erroneous opinion may be dispelled on the one hand, whilst on the other the dread of legal responsibility and the liability to pay large sums of money as damages may be brought within its fair and legitimate bounds.

Every one of us in his journey from the cradle to the grave has need of advice and of counsel. From the family doctor to the family lawyer, in one's business capacity, or in the commercial relations of life, every kind of advice may be asked, every department of human knowledge may be ransacked, and every service that skill, experience, and knowledge can render may be eagerly sought, and, as all we know, abundantly recompensed and rewarded.

I shall deal with—

First, professional or expert opinion as the law regards it.

Secondly, the degree of skill which the law regards as necessary to the practice of any particular profession or calling.

Thirdly, the damages which may be given as the result of professional negligence.

I am not quite sure that we can fix the date when professional "opinion" was first received as evidence in our courts. The object of evidence is to inform the tribunal as to matters of fact, and matters of mere opinion were not admissible in evidence. The jury, not the witnesses, are to form opinion, but a large and material exception has been engrafted upon this rule, and sanctions, within certain defined limits, the statement of "opinion" as admissible in evidence. Where in any case there is any question on any point of science or art, the "opinions" upon that question or point, of persons specially skilled in such matters, are relevant facts. The Latin maxim *Cuilibet in suâ arte perito est credendum* applies to such a case. The words "science" and "art" include all subjects upon which a course of special study or experience is necessary to the formation of an opinion, and it may be considered now

beyond question that within this rule the evidence of physicians, surgeons, barristers, solicitors, engineers, surveyors, land agents, artists, scientists, experts in handwriting and even in ancient seals, are all comprised, and further, in commercial matters, where commercial dealings are in question, the evidence of merchants or underwriters is now to some extent receivable—to what extent may still be open to question, but the fact remains of its admissibility. From "Mad Doctors" (I use the colloquial phrase without offence of course) dealing with the diseases of the brain, downward to the naturalist who can tell us from observation whether fish can overcome particular obstructions in a river they are accustomed to ascend, or whether two pieces of wood were part of the same stick of natural growth, evidence of this kind is now admissible. Such then is the realm of the expert, wide as human knowledge, and, like everything human, liable to error and to mistake.

Without committing myself too closely to matters upon which there may be some degree of controversy, it is clear, I think, that long before the era of railways, evidence as to value, in other words evidence of "opinion," must have been received. Roads and canals were among our first public works I suppose, and I take as an instance, almost at haphazard, an Act passed in the year 1726—171 years ago, which is enough for my purpose—the 12 Geo. I., chap. 38, which was an Act for making the River Dun in the West Riding of the county of York navigable from Holmstile in Doncaster up to the utmost extent of Tinsley, westward, a township within two miles of Sheffield (I quote from the preamble of the Act). Here, of course, land had to be taken; commissioners were appointed to carry out the Act, and were constituted a sort of tribunal for that purpose.

They had authority to summon a jury through the sheriff, such jury having to decide in the ordinary way what the amount of damage was (not "compensation" as it is now called), and, on an inquiry such as this, evidence of value must have been received.

It is also plain that so far back as 1766, in the famous case of *Carter* v. *Boehm*, which was an insurance case, the evidence of a commercial expert was rejected by Lord Mansfield upon the ground that it was "a mere opinion," that there was no previous precedent or usage sanctioning it, and further, apparently, because such opinion could only be formed upon the same premisses as those upon which the jury were to form theirs, and so in fact it was a usurpation of their function; while in *Folkes* v. *Chad*, 1782, the same judge admitted the evidence of an expert—no less a person than the great Mr. Smeaton himself, the famous engineer of the Eddystone Lighthouse. But these decisions can be easily reconciled; one was not a case of pure science, the other was. Thus it appears at all events that more than a century and a half ago evidence of this kind was admissible—long before Michael Angelo Taylor's Act (57 Geo. III., 1817) or the Lands Clauses Act of 1845.

The questions asked of an expert must be questions of art or science. I note that at the late inquest on the terrible fire in the City, where a trading firm issued a circular asking for some indulgence from their creditors, an expert witness (an accountant) was asked "what the "impression would have been on his mind had he received "such a circular?" The question was objected to, but it was allowed, and the answer was (the only possible one), "that he would infer that the firm was financially em- "barrassed." Who could have inferred anything else?

In two cases recently before the Lord Chief Justice, where the question was as to handwriting, the learned judge in substance "advised the jury not to accept the "evidence of experts in handwriting in preference to "their own considered judgment." The real use of such evidence is to "open the eyes" of a jury to differences which otherwise might not be observed by unskilled persons. I may in passing say that the conviction of Captain Dreyfus, a case which has convulsed France, proceeded upon expert opinion as to handwriting—a result which under our own system I believe would be practically impossible.

But now, without labouring this, one thing is certain, that the evidence of experts is not favourably regarded in our courts of law, although it is not restricted as it is under the French or the German codes.

As you may be aware, under the Code Napoleon evidence of this kind is not called by the parties, but is in the nature of advisatory evidence to the court, and I believe that the same principle is adopted in the German code.

In our own Court of Admiralty, in suits of damage and salvage, the attendance of the Trinity Masters, who are of course highly skilled seamen, may be obtained as matter of course. After hearing the evidence, they advise on all questions of a nautical kind or character, but with the judge alone rests the actual decision. This model, an excellent one in my judgment, is followed under the Judicature Acts by Order 55, Rule 19: "The Judge in Chambers may, in such way "as he thinks fit, obtain the assistance of accountants, "merchants, engineers, actuaries, and other scientific "persons, the better to enable any matter at once to be "determined, and he may act upon the certificate of

" any such person." Here is actual judicial authority vested by Act of Parliament in persons such as yourselves. But that is not all, for under Order 36, Rule 7, the judge may sit in open court in certain cases with assessors—a rule which assimilates the practice of our common law to that of the Court of Admiralty.

The innate love that Englishmen have for framing their own cases and calling their own witnesses to support them will, I think, at all events for some time, prevent the French or German mode of trial obtaining here—the power of cross-examination being such as it is—but at the same time I notice, almost with dismay, that in America so great has the evil grown of expert evidence (so unfair, so reckless, and apparently so dishonest), that there is a broad and widespread agitation to adopt in the courts of the United States the French or German plan. It may possibly be that in the United States they have not the long and honourable traditions of our own profession ; they may want the discipline of our professional institutions, or the power to enforce that discipline, but I confess, for my own part, that I prefer our own system. Of one thing rest assured, that if drastic changes of this kind and character are brought about, either here or elsewhere, the scientific professions will have themselves to thank for it.

I will first deal with the allegation that weight is not to be given to this class of evidence, and I will tell you my view as to this. In the language of *Taylor on Evidence*, a work of the highest authority, it is said that the "testimony of skilled witnesses is perhaps that which " deserves least credit with a jury." This broad statement comes between two paragraphs not wholly undeserving of attention. In the first one it says that " the " testimony against a prisoner of a policeman, constable,

" and others employed in the suppression and detection " of crime, should be usually watched with care, not be- " cause the intention is to pervert the truth, but because of " their professional zeal," and this passage is introductory to the second one, in which " police, counsel, engineers, " surveyors, medical men, antiquarians, and philoso- " phers," are all lumped together as persons who " first " assume that a fact or system is true and then seek for " arguments to support its truth." As a " counsel " I am glad to find myself in such good company.

But although this is rather vague rhetoric, one or two statements of great judges must be dealt with. Lord Campbell, in the Tracy Peerage Case, says that skilled witnesses come with such a " bias " that hardly any weight should be given to their evidence. This was said so far back as 1843; this I propose to deal with.

The late Sir George Jessel (*Abinger* v. *Ashton*, 17 Equity Cases, p. 373, year 1873), speaking of experts, says this: " They (the plaintiffs) contest the case by producing " the evidence of some experts whose evidence was met " by at least as many experts on the part of the " defendants. As to this, I may say what I think I " have often said before, that in matters of opinion I " very much distrust expert evidence for several reasons. " In the first place, although the evidence is given upon " oath, in point of fact the person knows he cannot be " indicted for perjury, because it is only evidence as to a " matter of opinion. So that you have not the authority " of legal sanction. A dishonest man, knowing he could " not be punished, might be inclined to indulge in ex- " travagant assertions on an occasion that required it. " Expert evidence of this kind is evidence of persons " who sometimes live by their business, but in all cases " are remunerated for their evidence. An expert is not

" like an ordinary witness who hopes to get his expenses, " but is employed and paid in the sense of gain, being " employed by the person who calls him."

This I propose to deal with. All these judicial dicta are of course general, and apply to experts of every kind and every class. They are endorsed by the opinion of Lord Westbury and by the late Sir Alexander Cockburn, whilst the evidence in patent cases specially has called down the wrath of Mr. Justice Kekewich in *Nettlefold* v. *Reynolds* (L. T., vol. lxv. p. 699) and of the Master of the Rolls in *Ungar* v. *Sugg*, 1892 (9 P. C. R. 113). But this class of patent cases has long been nothing more than a mere battlefield for the conflicting opinions of scientific experts. The parties themselves have been but mere dummies, and the whole field of combat has been an advertisement of Professor *This* as against Professor *That*. The incredible length to which these cases are spun out is a scandal, and possibly this is a class of case in which our procedure is seen at its worst, our evidence at its lowest, and the costs at their highest, level.

Now, so far as Lord Campbell's dictum as to " bias " is concerned, whilst there is something to be said for it, the case is overstated.

Take your own case, the surveyor's, as an instance. It is his duty to see that no possible interest of his client, a claimant, however remote, is overlooked. In the same way it is the duty of the surveyor on the other side to exclude, so far as possible, those elements of value which are merely problematical, or visionary. That is the true explanation of those divergencies of view which call forth the ignorant censures of ignorant critics. Failing in his duty as to this, he is negligent.

A well-known member of this Institution has admirably phrased this view of mine in language which I shall now quote.

"I am obliged to put forward all the claims which "may fairly be put forward that the claimant is entitled "to, and I am bound to do it for many reasons; one is "that if you do not, the arbitrator or the jury may take "some points which you, perhaps, least expected them "to accept, while rejecting others which you might "thoroughly rely upon."

Whatever "bias" there may be can be tested by cross-examination, and the absolute necessity of such a power may be at once recognised when we remember that a great writer and a great judge tells us that we may with perfect truth say every witness has his price, not of course in the gross form of money, but in sympathy, love, interest, and a thousand other ways; nor is this infirmity of human nature (if infirmity it be) found in the witness-box alone. There are some instincts, some of a very lowly order indeed, which sway the jury box just as much. In some courts it is enough to make a claim for a commission, to obtain a verdict; in some courts it is enough that an underwriter be a defendant, to obtain a verdict for the plaintiff, and a late eminent judge took railway companies under his special protection, so that at all events "they might," to use his words, have something like a "run for their money." In cases under the Employers' Liability Act, it would be interesting to know what percentage of verdicts has been obtained by employers. Interest, accident, bias, are potent factors in the administration of justice, and have to be reckoned with in every class of case. These elements have to be considered in dealing with the evidence of experts, and an expert witness is an advocate, a position

perhaps not so clearly recognised 50 or 60 years ago as it is to-day.

Now if what I have said is reasonably fair, the "bias" of which Lord Campbell speaks appears to me to be a vanishing quantity.

But before leaving this question of "bias," let me draw your attention to a recent case—*Haigh* v. *London and North Western Railway Company*, L. R., 1 Q. B. (1896), p. 649—a most important and suggestive one. It was held in this case that:—

"It is not *necessarily* an objection on the ground of "bias to the award of an umpire in an arbitration "under the Lands Clauses Consolidation Acts to "determine the value of land compulsorily taken that, "during the pendency of the arbitration, and before "making his award he has given evidence on behalf of "one of the parties in another inquiry as to the value of "other land taken for the same purposes and under the "same parliamentary powers."

You will see that I lay great stress upon the word necessarily, because one of the judges who decided that case had doubts, and threw out more than a word of warning as to the necessity of an umpire (acting in such circumstances) informing the parties as to any facts of this kind that might possibly tend to affect his judgment.

The observations of Sir George Jessel are not so strictly accurate as one might reasonably expect from so great a judge; it is not true to say that the witness to an "opinion" cannot be indicted for perjury. He can be, and has been. I agree that the difficulty in obtaining a conviction may be great. The fact remains that in the *Queen* v. *Schlesniger* an expert witness as to handwriting

was convicted of perjury (10 Q. B., 670). I do not myself see that the mere fact of payment need necessarily create suspicion as to honesty, though it furnishes of course material for cross-examination. The observations of Sir George Jessel are too wide; they will cover the comments or observations of counsel. Striking testimony has been borne to the honesty of the evidence of valuers in the course of the proceedings of the Royal Commission on the Land Acts in Ireland (of which Commission Mr. Robert Vigers is a member), whilst the broad divergence of view on the two sides is commented upon; a divergence readily accounted for for the very reasons I have indicated. Wide generalisations are all very well, but in my judgment tribunals must trust to the integrity of those before them, whether as witnesses or counsel. I admit the rôle of the professional witness to be a dangerous one; I think the rôle of counsel to be nearly equally so. Of course it may be said the administration of an oath makes all the difference. I do not concur to this extent. It is the practice to administer oaths to expert witnesses, but in point of law I believe this, strictly speaking, to be unnecessary.

Speaking of your own profession, a case is cited in a text book to show with what hesitation and doubt the evidence of surveyors should be received; it is the case of *Walters* v. *Thorn* (22 Bevan, 547). It was, and is, a case which proves nothing of the kind when really examined. It was one of that unfortunate class of cases where a solicitor was ill advised enough to purchase direct from his client certain property without the intervention of any independent solicitor or independent advice so far as the client was concerned. This is a transaction you know that can hardly ever be vali-

dated, and amongst other things it was absolutely necessary to show that full value was given for the property. The solicitor was unable to adduce the evidence which in this view was necessary to support the transaction, namely a price actually bidden at a sale by auction or the offer of a person *bonâ fide* desiring to become a purchaser by private contract. All that the solicitor could do was to call the evidence of surveyors (for the transaction was subsequently impeached by the executrix of the vendor) to show that the price given years before was, in their opinion, the adequate and full price. All the opinions in the world, as opinions, are not the equivalent of the tests required in a case of this kind in a court of equity, although strange to say their evidence was uncontested, a fact which is wholly overlooked by those who rely upon this case to belittle and to disparage professional evidence.

I have dwelt upon this side of our subject to show that whatever may be the difficulties that surround "evidence based upon mere opinion," the case against it is overstated, although every now and then cases undoubtedly arise which may fairly challenge the severest criticism. Cases of this kind are matters for professional discipline, and should be dealt with as such, through such great and disciplinary bodies as your own Institution, or that of the Engineers, or, in cases affecting my own profession in either of its branches, the Inns of Court and the Incorporated Law Society.

Now before proceeding to the next portion of my subject I should like to call attention to what I might call an "object lesson" in differing and divergent expert opinion. In a recent Paper read before the Institution there was a list given of compensation cases that might

fairly invite attack not only upon the expert evidence given in those cases, but also upon the judicial qualities that experts themselves, when acting as umpires, might possess. And yet when fairly looked at I incline to the opinion that in neither view are there any substantial grounds for attack. When I read page 49 of the Paper (containing a synopsis of the contested cases) I saw that the claims had been apparently divided by two with some degree of accuracy and precision. But however little this criticism of my own might be worth, I find that a well-known and respected Fellow of this Institute commented upon this fact as follows: "What seemed " to him a somewhat curious thing was that, taking the " total amount claimed, the amount at which the cases " were settled was as nearly as possible one-half. If, " again, one referred to the table of cases contested and " settled by arbitration, almost exactly the same " result would be found. He thought that a rather " peculiar point about these cases." I quite admit the touch of humour that one may see lights up this view, but when one comes to look at one or two of these cases closely, one sees that this criticism is itself open, as criticism very often is, to criticism itself. I have not the figures before me which might explain one or two of the larger awards; but assuming they were made upon the same principle as those to which a clue is furnished at page 41 of the Paper, it will be found that, roughly speaking, the third given in the one case and the half given in the other are figures given for land actually taken, while the purely speculative, problematical, or possible contingencies are rightly and righteously discounted. The awards in one or two cases apparently proceed without the slightest reference to the evidence

given either on the one side or the other. There was notably one case decided by a late respected and honoured member of our Council, where, in a claim of some £58,000 (the company's evidence being some £4,000), that gentleman gives £15,860—a sum which has nothing whatever to do, as it appears to me, with either the claimant's or the company's view. But this principle of division has immense authority to support it. The repute of Solomon as a judge in the well-known case before him rests upon this principle of bisection, and outside your own profession this model of decision has, I see, been closely followed recently by Sir George Bruce, C. E., who in a claim before him of £90,000 has awarded the sum of £46,100. This is morally if not arithmetically *half* I think.

If this kind of censure or criticism, however, is to apply, I wonder how it comes, or why it comes, that you as a profession are so thoroughly trusted that your report or valuation is to be a kind of rampart or fortress under whose walls the trustee is to find safety and security? Your duty here is of the most delicate, and I will go farther and say the most dangerous kind, a duty to be discharged in circumstances of great professional peril to yourselves.

Under the eighth Section of the Trustee Act of 1893, "a trustee lending money on the security of any property "on which he can lawfully lend, shall not be chargeable "with breach of trust by reason only of the proportion "borne by the amount of the loan to the value of the "property, provided that it appears to the court that in "making the loan the trustee was acting upon a report as "to the value of the property made by a person whom he "reasonably believed to be a practical valuer or surveyor

"instructed and employed independently of any owner of "the property, whether such surveyor or valuer carried "on business in the locality where the property is situate "or elsewhere, and that the amount of the loan does not "exceed two equal third parts of the value of the property "as stated in the report, and that the loan was made under "the advice of the surveyor or valuer expressed in the "report." Here you have undoubtedly an onerous duty, a responsibility, and a heavy liability measured in money for mistake—negligent mistake of course—for as you will see in the case of *Scholes* v. *Brooks* (*Weekly Notes*, 1891, p. 101, Court of Appeal), an action brought by a mortgagee against a valuer who had valued the estate, and advised the plaintiff to advance money upon it, the estate proving insufficient, and realising at sale by auction a very small sum, Mr. Justice Romer (in the court below) gave damages representing the whole loss sustained through the deficiency of the security, a ruling affirmed by the Court of Appeal. I am dealing with this section from the standpoint of the surveyor alone: it does not affect the responsibility of the trustee.

By analogy to this we have the ordinary case of the solicitor shielding himself behind the opinion of counsel, an immunity which, I think, does not extend beyond our own country, and is certainly not the law in America, and so in *Chapman* v. *Chapman*, L. R., 9 Eq., p. 276, a solicitor who was sued by his client for negligence was protected by the fact that the advice he had given his client was founded upon the evidence of competent surveyors.

We all know that the fee of the counsel is a mere "honorarium," and that at present the idea is that there is no contract of service, and hence no liability, and in theory

no power in any circumstances to enforce payment. The same pleasing disability attaches in certain circumstances to the employment of a physician in this country, to Fellows of the Royal College of Physicians (under their bye-law), but I apprehend, apart from this, under the Medical Act, a physician may recover his fees without a special contract, and apparently would be liable for negligence, though probably in the first case (that is where he cannot compel payment) only to the extent to which one is liable who renders a gratuitous service.

I will proceed now to discuss what qualification and skill you impliedly undertake to bring to your client's assistance. A man who enters upon the exercise of any public profession contracts to bring to its discharge, whatever it may be, honesty and integrity of course, and, further, there is upon his part an implied warranty that he is skilled and reasonably competent for the task he undertakes. No one undertakes more than this by the mere fact of employment. The lawyer, for instance, holds out that he is reasonably acquainted with the law and rules and practice of the courts. He is bound to use a reasonable degree of prudence, diligence, and skill, and does not profess to know all the law or to be incapable of misunderstanding or misapplying it, for the most skilful counsel, and even judges, may "differ or doubt and take time to consider." He does not undertake to possess the most consummate skill or the most tireless diligence in his client's business. An unclouded judgment, a ready conception, are favours which nature unequally distributes. The same may be said *mutatis mutandis* of medical men or of any other experts, and the same rule would apply to you.

No doubt a physician or surgeon may, by express con-

tract, undertake to cure absolutely, and so may any other skilled person enter into an improvident or foolish bargain, but from the mere fact of employment no such contract arises in any case. Under your Charter no one can doubt but that you have taken upon your shoulders wide and various duties, and as Members of the Institution I have no doubt that they would be the measure of your responsibility. In the language of lawyers, the "readiness and willingness" to discharge your duties imports capacity to discharge them efficiently. This obligation, of course, is coextensive with the retainer from your client. You may contract for more, you cannot contract for less, and thus, whether your employment be to advise your client as a trustee upon an advance to be made by way of mortgage or otherwise, or to give evidence and support your client in contested cases, in any circumstances where you are the adviser and your client is the advised, you are undoubtedly amenable to him in an action for "negligence." "Negligence" is a very convenient term, but what it means is, the neglect of some *legal* duty, not mere *moral* duty. They are not equivalent terms, nor will they be until, as a great writer has said, "a man may be indicted for not loving his neighbour as himself."

I will illustrate my meaning by several cases. In the first case a valuation was made on behalf of an intending mortgagee upon a property that at the moment of time when the advance was made was undeveloped, but where undoubtedly a latent building value existed. No development, in fact, taking place, the property was put up for sale and failed to find a purchaser. Ultimately proceedings were taken against the surveyor upon whose advice and valuation the money

had been advanced. A compromise was effected, hence I give no names. Here the error arose from an over-sanguine view of the ripeness of the estate for building, and possibly owing also to the fact of incorrect information. It was a case of an error of judgment merely. No sort of professional unskilfulness or negligence was made out, and all such allegations were withdrawn, but it was undoubtedly a case that showed the absolute necessity of inquiry, not only as to the particular property, but as to the character of property in the vicinity generally, and as to the earlier dealings with the property—a very important factor where land is uncovered by building and where the advance is only to be made upon land, as such.

The second case, *The Law Guarantee Trust* v. *Boyes*, was one where a valuation had been made under what, for purposes of this Paper, may be regarded as similiar circumstances. Upon a valuation estimating the value of certain premises at £17,000, an advance of £12,000 was in fact made. Very cogent and strong evidence was given to show that the property was not worth £17,000 or anything like it, that it was not the proper security for any such sum as £12,000, that at a forced sale the value was something over £7,000, whilst to a willing purchaser the property might have been worth something over £9,000. For the defendant, of course evidence was adduced to show the fairness of the estimate. In this case the jury found for the defendant, and I think rightly, although the figures as you see were very wide apart. But in an issue of this kind, you know as well as I do that where the defendant is alleged to be negligent the "onus" is on the attacking party, and in the case to which I refer surveyors of at

least equal ability were called on the part of the defendant, and where evidence is so equally balanced it could not be said fairly that an affirmative case of negligence was made out. In this case the building had actually cost £15,000, exclusive of site. So far as the rental value was concerned, for the plaintiff a 10 years' multiplier was suggested, for the defendant a 20 years' multiplier, and therefore you have the widest discrepancy between the two views. This case was tried in June, 1896, by the Lord Chief Justice and a special jury.

In the third case, also of a similar kind, the plaintiff succeeded and the defendant consequently failed, although the damages alleged were utterly discounted, and only a comparatively small sum was awarded. This case was tried by a judge without a jury, and the defendant's case failed mainly for two reasons: insufficient inquiry as to the circumstances of the locality, and over-estimate as to value, that over-estimate being mainly due to the view that cost was analogous to value, a fatal error, although undoubtedly in the second case I have mentioned (that of Boyes) I am disposed to think that the element of cost was to some extent regarded by the jury as an element in favour of the defence.

If the circumstances of these two cases could be regarded as in substance similar, then the view the jury took in the second case was distinctly more lenient than that taken by the judge in the third case.

The fourth case to which I shall call attention is that of *Crabb* v. *Brinsley*, tried in the November of 1888 before the late Mr. Justice Denman and a special jury. This is an important case; it is well reported in the Professional Journals and I beg to express my acknowledgment to the proprietors of the *Estates Gazette* for permission

to take notes of it from their file. That was a case of over-valuation for the purposes of mortgage, and where the jury found a verdict for the plaintiff for £1,500 damages. That case is specially valuable for the evidence given in it by two members of this Institution, our friend the late Mr. Bedells, whose loss we all mourn, and our ex-president, Mr. Watney. Those gentlemen point out the vital difference between cost and value, and that no matter how much had been laid out on the property in question, it was one not suitable for investment by trustees. I am disposed to think myself that it would be well for some skilful and competent member of our body to get together, for the purposes of our *Professional Notes*, a collection of leading cases bearing upon the subject in hand.

I have dealt with this subject for the purpose of showing that whilst in the witness-box expert evidence has been very widely criticised, often in ignorance of its true character, yet, apart from that, the legislature has entrusted many important duties to experts in an advisatory and even judicial sense, whilst the faith reposed in them by the public at large is of the widest and broadest character. So should be their responsibilities. Failure of duty, negligence, or ignorance rightly makes them liable to those who retain them. This ignorance may spring from two principal sources, want of actual knowledge or want of experience. I confess my own view is that whether it be in a report on the value of property made for a client, whether for the purposes of purchase or mortgage, or in the evidence which he may give in contested or litigated cases, and still more where his skill or experience is sought to prove the negligence or ignorance of his brother surveyor, in these cases I say the

difficulties of expert evidence grow and do not diminish and what might have been sufficient professional knowledge years ago could not for a moment be deemed sufficient, or efficient, now. Wholly apart from the growth of knowledge, wholly apart from the duty to keep abreast of that knowledge, the conditions of life in the evolution of society are changing. The change in the character of our own industries, the growth of our towns, the pressure of life, all compel us to see and to appreciate the fact that the "old order changes, giving place to "new." These circumstances throw upon you the burden of increasing responsibility. I have been asked by a very eminent member of your profession if I can define the word "negligence" or "want of skill," or clothe it in the shape of some legal definition. I have replied, "No, I cannot," and it is for this reason, and for no other, that I have endeavoured to bring this subject before you to-night. The true answer is to be found in that which no solicitor can suggest or counsel advise—for conscience will tell you how and why you have failed—and this will seldom be if you count yourselves as you should, "Debtors to your profession," and keep, as it is your duty to keep, the sternest faith with yourselves.

Mr. Howard Martin (Fellow) said he felt it his very pleasant duty to propose a cordial and hearty vote of thanks to Mr. Wheeler for his able and useful Paper. Every member of the Institution must feel indebted to Mr. Wheeler for his judicious selection of a subject of so much interest, and for the able manner in which he

had treated it. It was exceedingly useful, he thought, to members to have some guidance from such an authority as the author of the Paper as to what their responsibilities really were, and the clear definition of those responsibilities given by the Paper could not fail to be of the greatest possible assistance to surveyors.

He remembered the words of a well-known and much respected surveyor—a man of very large experience—who said that whenever a surveyor was instructed to make a report as to the value of property for mortgage, he at once had three enemies. The solicitor who was acting for the proposed mortgagee was anxious that the report should be favourable, and that the mortgage should be carried through; the owner of the money also wanted to get his capital invested and to receive interest for it as soon as possible; and the borrower, of course, wanted the money at once. The three combined to put pressure on the unfortunate surveyor, and to influence his judgment in every possible way.

That was the expressed opinion of a leading and experienced member of the profession, and as far as his (Mr. Martin's) experience went, was by no means too strongly put.

It was very desirable that the backs of surveyors should be a little stiffened by a distinct recognition of the responsibilities which they incurred in valuing for mortgage.

With regard to professional evidence, he thought there was a little under-current of severity in Mr. Wheeler's Paper. It could not of course be denied that sometimes one heard, or saw reported in the newspapers, evidence which was startling; but, on the whole, he thought surveyors might feel proud of the fact that

their profession embraced many men whose evidence was a statement of their deliberately formed opinions, and could be depended upon, on whichever side they were called.

He thought that no one should assume, because evidence in a case was not exactly such as he would have himself given, or because the valuation of the two opposing sides differed, perhaps very considerably, that therefore it followed the evidence on the one side or the other must be dishonest. It should always be remembered that the very fact of a case coming into court at all generally meant that there was in it some point which was exceedingly doubtful. Sometimes it was a question whether a case did or did not come within the application of certain principles which materially affected the compensation payable, and there were also many cases in which honest differences of opinion as to value led to considerable difference in the figures. It was only fair, he thought, to take a charitable view of such differences of opinion, and not to assume because one side put the value at, say, £5,000, and the other at, say, £25,000, that therefore the one who put it at £25,000 was deliberately falsifying his own judgment.

He had very much pleasure in proposing the vote of thanks, which he was sure would be heartily accorded to Mr. Wheeler by the members present.

Mr. G. R. Crickmay (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Wheeler for his very able Paper, and also in endorsing the remarks of the proposer.

The Institution must feel very deeply indebted to Mr. Wheeler for the time and attention which he had given to the preparation of such a Paper, and for his kindness in giving his valuable opinion on such an important subject.

Everyone, and especially those outside the profession, must be struck by the fact that surveyors differed so much in their evidence on valuations. In valuations made for mortgages one could not but feel sometimes a good deal surprised at the large amount of money advanced on property, far beyond what to an ordinary mind would seem to be a safe proportion of its real value. He believed that most members of the Institution endeavoured faithfully and conscientiously to do their duty; but he could not help thinking, looking at the matter in the light of some cases of which he knew the details, that at times they did not go quite so carefully as they should have done into some of the facts on which their reports were based.

Mr. Daniel Watney (Past President) said he thought Mr. Wheeler had put the case so admirably in his Paper that there was left scarcely any room for discussion on the subject.

He quite agreed with Mr. Howard Martin, that difference of opinion should not necessarily be held to show that either of the opposing parties was dishonest. There was often every reason for difference of opinion. In a compensation case, it was clearly the duty of the claimants' valuer to ascertain and to give due weight to all the possibilities of future increase in value as far as he could equitably do so.

On the other hand, the adviser of the Corporation or other authority taking the land might regard this future increase in value as purely hypothetical, and base his estimates on the present actual value which his clients were purchasing.

Differences would always exist between the figures of even the most conscientious valuers.

But with regard to mortgages he must say—and he said it with some regret—that there was often some negligence in making valuations for such purposes. He had seen some most extraordinary valuations, which he could only attribute to the fact that, as Mr. Howard Martin had said, the influence of the three parties concerned, all anxious that the mortgage should be carried through, had been too much for the valuer, and that the valuations had not received all the care and attention which, in justice to both parties, should have been bestowed upon them.

With regard to valuations in general, he had no doubt that surveyors had often felt, as he had done in the case of a rather intricate valuation, how difficult it was to arrive at a conclusion, after having given all the care and attention to the matter that was possible; but, if all that care and attention had been given to the utmost of the surveyor's capacity, how could negligence be alleged? It was possible that a man, in spite of all his care, might commit an error of judgment, but it could not be anything more.

Valuations must vary according to the purpose for which they were required.

Assume the value of a property, as between a willing buyer and a willing seller, to be £20,000. If valuing for a purchaser the surveyor would state that, in his opinion,

the market value was £20,000, but that if his client desired to purchase, he might give five per cent. or ten per cent. above those figures as the case might be.

On the other hand, if valuing for a vendor, the surveyor, after stating the market value, would add that if his client were anxious to sell, he should not refuse an offer within five per cent. or ten per cent. of the value: thus between the value to vendor and purchaser there was frequently a legitimate difference of twenty per cent.

Again in valuing for mortgage, a surveyor would, if acting for trustees, and bearing in mind the provisions of the Trustees Act, 1883, not value the property at too high a figure. But some persons would assert that these differences of opinion were the result of want of judgment, ignorance, or negligence.

Mr. G. Corderoy (Fellow), said he should like to ask Mr. Wheeler whether he was to understand from the Paper that if a *bonâ fide* error of judgment had been made in valuation it could be accounted as negligence.

Mr. Wheeler said, if he might answer that at once, he would say, certainly not. A mere error of judgment could not be negligence in any way. Perhaps he might say, referring to the actions which he had mentioned, that they had all been on questions arising in respect of valuations for mortgage, and, therefore, he heartily concurred with the view expressed by the experienced gentleman who had previously spoken that this was in fact the most dangerous sort of work one could enter

upon, and was environed by difficulties. He had mentioned a case in which Mr. Watney and the late Mr. Bedells had given valuable evidence, in which the effect of an error was to land the defendant in damages to the extent of £1,500, that error arising from the fact that value and cost were taken to be interchangeable terms, which they most decidedly were not. This was negligence in the sense of ignorance.

The PRESIDENT said he should like, if Mr. Wheeler would permit him, to ask with reference to Mr. Corderoy's question as to error of judgment whether it was immaterial how gross the error of judgment might be. He was rather under the impression that a surveyor was bound to bring professional knowledge and judgment of a certain standard to bear on the subject in hand, and if it were proved that there had been a gross error of judgment or want of knowledge, that he might be liable. He felt that this was an important point on which Mr. Wheeler's opinion would be very valuable.

Mr. WHEELER, in reply, said that the President had used in his last few observations a word on which he should think volumes of law books might be, or had already been, written. That was the simple little word "gross." One of the greatest of our judges had said that "gross negligence" was "negligence with a vitu-"perative epithet," and the view now was that a man was liable for negligence, whether it were called gross or not. A person who charged nothing for his services

was somewhat in the same position as a gratuitous bailee, who took charge of goods and yet received no reward for doing so. Yet, nevertheless, he was bound to use *some* diligence, care, and skill, although not the same *quantum* of skill and care that he would be bound to exercise if he were paid.

All those questions were questions of fact for a jury. He would deal for instance with the case of *The Law Guarantee Trust* v. *Boyes* by the light of the observations which the President had been good enough to make. In that case the surveyor went down to Bromley and valued property at £17,000, and there could not be a shadow of a doubt that in coming to that conclusion he paid attention, to some extent, to the fact that the buildings *in situ* had cost £12,000. But he (Mr. Wheeler) thought there was very strong evidence of negligence, and the present Lord Chief Justice left the case to the jury on that point. No doubt many of the jurymen, who were not experts like surveyors, were influenced by the fact that the building cost £12,000 *in situ*, but he, Mr. Wheeler, thought that if the case had been left to the judgment of many of his friends present, the decision would have been the other way.

In a case in which he, Mr. Wheeler, had been counsel, an egregious blunder was made. A gentleman went down to the country and ascertained the value of certain land and the cost of the buildings thereon, and by putting the two together arrived at a total value say, of £3,000, and advised that a £2,000 advance would be amply justified. As a matter of fact, the houses were certainly not saleable for more than £1,200 or £1,400 at the time. That, of course, was gross negli-

gence, no matter how honest the surveyor might be. His honesty could not cover a cardinal sin of that kind, and the judge (without a jury) found against him for that very reason. It was impossible to exhaust all these cases, of course, but he had endeavoured to put the points as fairly and frankly as possible.

The many outside criticisms which were made to the effect that statements of claim were always exaggerated, or that there was always mendacity on one side or the other, he held to be merely ignorant. All who had anything to do practically with these cases in the past (and who would also, he trusted, be concerned in them in time to come) well knew that there was often very substantial ground for difference of opinion, and the fact remained, as he had said in his Paper, that the claimant's surveyor was obliged to put forward all claims to which his client was entitled, and the experts on the other side were bound to discount these claims to the best of their ability.

Mr. H. Northcroft (Fellow) said he should like to ask Mr. Wheeler whether the amount of fees had any connection with the measure of damages that might be given, supposing negligence were found against a professional man ?

Mr. Wheeler said it had not in the smallest degree. He thought the ruling in the Court of Appeal in the case he had referred to made the responsibility a very onerous one, but put it on the true footing. In that case the difference between the surveyor's estimate and the

actual value was the amount the defendant was mulcted in, and this was many thousands of pounds. The question of fees was absolutely immaterial. He remembered being concerned in a case where the fees only amounted to £35 or £40, and the damages claimed to some £15,000 or £20,000. The fees had nothing to do with it whatever, he was glad to say.

The vote of thanks having been put and carried unanimously the meeting then adjourned.

Paper 233.
No. 380.

LAND SURVEY AND VALUATION IN NORTHERN INDIA.

By WILLIAM IRVINE, Bengal Civil Service (*Retired*).

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March 7th*, 1898.

T. M. RICKMAN (Vice-President) in the Chair.

When I received the honour of an invitation to read a Paper before you, the subject proposed to me was the land systems of India. I thought it more prudent, however, to limit myself to a portion only of that vast domain. In appearing before you to-night I mean, therefore, to occupy your attention for a short time with the system of field survey and the valuation of land, both for purposes of taxation and for the fixing of tenant rents. What I have to say will be further confined in its application to the northern half of India, throughout which the rules followed have a common basis and considerable similarity of development. But so, far as personal experience goes, I must rely chiefly upon that obtained in one only of the provinces into which Northern India is now divided. In that one province I served for close upon five-and-twenty years.

Even with the subject thus restricted I believe that it could be made to occupy even a longer time than that at my disposal. My only fear is that in dealing with such

a far-off topic I may fail to present it in a way to interest you. At any rate, I shall endeavour to avoid as much as possible the use of uncouth Indian words and mere technicalities; and should the result be unsatisfactory, I feel that the fault must be attributed to me and not to my subject.

For I hold that the detailed administration of our Indian provinces, so little understood in England, is one of themost marvellous, and on the whole most successful, experiments in government that have ever been attempted. Englishmen are accused, with some show of reason, of being deficient in method and powers of organization. The state of English local administration, with its multiplicity of authorities, their conflicting powers, and their overlapping jurisdictions, may be some justification for this accusation. Here in England we are apt to let things grow, careless of scientific system. But Indian administration, the creation in all essential respects of middle-class Englishmen, is nothing if not scientific and systematic. If anything, it sins by an excess of regulation, and sometimes forgets that the success of any administration lies more in the qualities of the men who work it than in the beauty of the system in itself.

General Remarks.

Land valuation of some rudimentary kind must have been always practised in India, because from the earliest times of which we have any record, the revenue of the king or ruler has been derived from the appropriation of a share of the produce of the soil. Fortunately it does not form part of our task to-night to enter upon the

thorny inquiry into how this practice may have come into existence. It suffices for us to start with the fact itself as our postulate.

So far as can be gathered from the practice of the centuries immediately preceding our assumption of the government, the ruler and his agents seem to have considered that he was the sole owner of all rights in the soil, except the right to actual cultivation and a bare subsistence therefrom. The existence or non-existence of private property in India under its native rulers was at one time the subject of fierce controversy, in which neither of the contending parties was clearly victorious. Here it will be sufficient for me to say that my reading leads me to believe that, in the abstract, the Mahomedan emperors meant to deny the existence of any right in their subjects beyond that to a bare subsistence, the right to keep breath in their bodies by means of the cultivation of the soil. But, as a matter of every day experience, beneficial rights in land, though precarious, were not entirely unknown. In some parts of the country claimed by the Mahomedans as their territory, the Hindu chieftains had never been really subjugated. In such cases the alien government, making a virtue of necessity, gave to those chiefs the vague name of *zamindār*, literally "land-holder", and took from them what it could get in the shape of annual tribute and fines or reliefs upon succession. Again, the provinces at a distance, far from the centre of government, were slackly held and never perfectly subdued. Under cover of this weakness in the ruling power, men rose continually, as tribal chiefs or otherwise, into positions of influence, which compelled the government to treat with them and compound for such payments as could be forced

from them. Even in places where the Mahomedan conqueror was all-powerful, there were the lands assigned by the State to the persons through whom the cultivation was managed. In such lands, and in any land newly brought under the plough during the year or longer term agreed on, these village managers obtained a beneficial return. which we are entitled to look on as a property in land. But the bulk of the land was held, in the estimation of the Mahomedan government, by mere cultivators or tenantry, and all profits intercepted in any way in their passage from the cultivator to the coffers of the State were looked on as cut out of the government share, and except so far as derived from its grant, of no avail against its superior right. The root idea in native administration is that the whole country is the private estate of the sovereign, and ought to be managed on that principle ; that, in fact, no distinction was required or ought to be made between the rent and the taxation of land. Whatever could be screwed out of the cultivator was the due of the State.

There were three or more methods in which the native ruler recovered from the cultivators his share of the crop; and two of these involved some sort of land measurement and unit of area, First there was the actual divison of the grain upon the threshing floor, the State taking two-fifths or one half. By this method the land did not require to be measured. Next there was the way of an estimate of the standing crop, followed by a commutation of the government share into money. As these estimates by arbitrators were given in the shape of so much weight of grain per unit of area, it involved not only the use of some known unit of area but also a knowledge of the number of such units in the particular field or hold-

ing. Lastly, there were a number of superior crops, such as sugar-cane, cotton, poppy, and garden produce, as to which a money rate per unit of area was directly applied. For these crops the rent was fixed beforehand, with the object of securing to the tenant a fair return for the extra labour involved. In this case we have the direct and immediate necessity for measuring the land.

Thus, though I have made no special investigation into the antiquities of this question, I think it may safely be asserted that Indian land measures are of very early origin; but the first sustained attempt to measure the lands of that country as a whole and to estimate their produce was made in the second half of the sixteenth century. It seems to have sprung from the determination of the then ruler, Sher Shah, to take his revenue in money instead of in grain as hitherto done. The attempt to measure the land and estimate the produce was developed under the Emperor Akbar by his minister, a Hindu named Todar Mal. But from passing notices in books written as late as the 18th century, it may be doubted whether, in the one hundred and sixty or one hundred and seventy years that had elapsed, the measured areas as reported to the central authority comprised as much as one half of the cultivated area In 1707 a period of confusion began, and it soon became the practice to farm the collections, practically to the highest bidder, and it thus ceased to be a matter of any interest to the government whether the land had been measured or not.

From 1765 our connection with the revenue administration commenced. Owing to the ever-deepening disorder during the preceding 60 or 70 years, we found

ourselves heirs to a chaos of conflicting practices, of which it was difficult, if not impossible, to acquire a clear understanding. In our first acquisition (the province of Bengal) we were content to struggle on without acquiring any detailed knowledge of the country's resources; and in 1793, 28 years after we took over the revenue administration, we committed the fatal mistake of fixing the land revenue in perpetuity, without carrying out any survey or any sufficient examination of the facts. As the result of this over-haste it is now found that in one century, instead of the 90 per cent. that we intended to take, we now receive only 5 to 10 per cent. of the rental, which had increased from the £400,000 assumed in 1793, to an actual landlords' rental of £13,000,000 sterling in the year 1876.

In 1773, 1801, and 1803, other provinces fell into our posession. In the acquisition of 1773 the land revenue was also fixed for ever in the year 1795, but this was done after a much fuller enquiry, and by men with much better local knowledge. Since 1795 no permanent assessments have been sanctioned; they are made instead for periods of 20 or 30 years, according to circumstances. Although in this respect we have reverted a little to native methods, the procedure finally adopted by us is in all other respects quite different from that inherited from our predecessors. They worked each village as if it were their private estate, and made up their rent-roll afresh annually, a most laborious process, and one opening a door to all sorts of abuses. At first, however, our management of the land revenue in these newer provinces followed the old lines, leading to the accrual of enormous and ever-increasing balances. Between 1803 and 1822, this breakdown was the occasion

of much correspondence, and it occupied the attention of several special commissions. In the latter year, principally by the exertions of Mr. Holt Mackenzie, then one of the secretaries to the Government of India, a regulation was passed instituting a most elaborate system of survey and valuation into the country acquired in 1801 and 1803. The proceedings under this law broke down from over-elaboration. In 10 or 11 years only a small portion of the area had been dealt with, and it was estimated that over a century would be required to bring the work to a conclusion. This lamentable result forced itself upon the notice of one of the district judges, Mr. Robert Bird, and through his exertions a short Act was passed in 1833, by which a much more summary system of record was permitted, the work in each district being put in charge of a special European officer, and the staff strengthened by a number of native officials with more extensive powers than those previously accorded to them.

Mr. Bird was placed at the head of the operations. His immense personal energy infused new vigour into everybody concerned, and in 1842 he was able to report the completion of a village survey and record throughout the North-Western Provinces, comprising an area of 106,111 square miles and 105,421 villages. In the Panjab, acquired by us in 1849, and in the Central Provinces or Nagpur from 1859, a similar system was followed. Something of the same sort is now proceeding in the province of Bengal, but there, of course, the revenue is not re-assessed. In Madras and Bombay things differ a good deal from what I am about to describe, and that part of the empire is left out of consideration. Since 1842 every village in the North-Western Provinces has been surveyed

over again, once if not twice, and on each re-survey conspicuous improvements have been introduced.

From this very brief historical summary it will be seen how at an early stage of our rule in India it was found that an accurate survey of the land lies at the foundation of all good administration. In that country we still depend for over 50 per cent. of our revenue upon the assessed land tax. Nor is the matter less important for the general welfare of a community of whom 68 per cent. (at the lowest computation) are dependent entirely on agriculture for a livelihood.

Before we come to the procedure for survey and record, I may as well devote a few words to a description of the conditions of Indian agricultural life. Now the whole country, ever since it was occupied for cultivation, has been divided into villages made up of the fields round the cluster of houses where the agriculturists live. The inhabited sites and the lands surrounding them are usually called compendiously "villages" (the technical vernacular word is *mauza*, from the Arabic, meaning a thing fixed, placed, or separated off). Perhaps they may be with more exactness styled "townships." In most parts of the country there is only one inhabited site, and from it all the cultivators go out in the morning with their cattle and ploughs, and to it they return at night.

From Calcutta to beyond Lahor the land is an alluvial plain traversed by a few large rivers fed by a considerable number of smaller ones. There are no hedges, little or nothing to distinguish one field from another, and no very marked natural divisions. The natural soil is distinguishable into clay, loam, or sand. The year being divided into a three months'

rainy season, and nine months of dry weather, the great necessity for successful cultivation is water from wells, ponds, or canals. Without irrigation the best crops cannot survive through the dry season. Some fine crops are grown on the alluvial deposits left after the floods in the beds of the great rivers, but, principally owing to the depth of their bed below the surface, the smaller streams are little, if at all, employed for irrigation. The use of manure is well understood, but the supply is so inadequate that only about ten per cent. of the area is manured; there being no forests and no firewood, the cow-dung is all used as fuel for cooking. The harvests are two—one reaped in October, and the other in March or April—but it is only a very small proportion of the land which bears two crops within the same year. One may go a thousand miles and never see a stone or even a pebble in a field; and the tillage is perhaps the finest in the world, its only rival being the *petite culture* of the Belgian peasantry. The shallowness of the ploughing, a fault frequently brought forward, is now justified by English experts like Dr. Voelcker, as preventing the soil from losing its underlying moisture too rapidly.

The tenant holdings, small as they are (about $2\frac{1}{2}$ acres on the average) are not compact; the fields lie in three or four different spots. The object is, apparently, to distribute the chances of profit or loss, each man getting a little of each kind of soil, some near to, some far off from the site, some dry, some irrigated, some fit for wheat or barley, some fit only for rice (a very precarious crop) and so forth.

Coming now to the actual subject of this paper, it appears most convenient to deal with it in three parts.

(1.) Measurements and maps. (2.) Statistical records and the assessment of land revenue. (3.) Fixing of rents between landlord and tenant. Of these divisions the first deals with survey, the second and third comprise valuation in its two aspects.

(1.) Survey.

On the threshold we are met with the questions—What agency should be employed? And should both survey and valuation be carried out by the same staff? When detailed field survey began in India, although the statistical and occupancy record was of a very elaborate character, the field maps were of the roughest and most unscientific description; they were nothing more than an eye-sketch of the relative positions of the fields to each other. There was no attempt to draw to scale. Obviously this required no trained staff; it was done by the native accountant of the village or some other clerk, and was looked on as a mere subsidiary part of the operations. In those early days from 1822 to 1842, the only scientific work consisted in an outline survey of the village boundary on a scale one-fourth of that now employed for the field survey. For this portion of the work a trained staff under European supervision was required, and out of this body, of which the heads were mostly officers of the Bengal Artillery, the present department of revenue survey was developed. Those outline maps were copied by hand and showed, in addition to the exact outer boundary, the configuration in outline of the waste and cultivation, With these maps was furnished a combined map on a smaller scale for the

whole district or for each subdivision of it. But before this or any survey could be attempted it was necessary to mark the village boundaries.

Boundaries.

The work of setting out the village boundaries falls to the revenue officials of the district. The native sub-collector visits the village and calls upon the head men to point out the boundary line. If there is no dispute, the triangulation points are marked temporarily by earthenware pipes, something in the shape of a drain pipe, and the intermediate windings by small heaps of earth. If all parties are agreed, a signed paper is taken from the headmen of the villages concerned, and the boundary marks are made over to their custody until the arrival of the surveyors. The permanent triangulation pillars are either of stone, five or six feet long and a foot thick, or of brick, about three feet square and two feet above the ground. It used also to be the custom to bury a pot of charcoal under the pillar, in order to afford evidence should it be knocked down by cattle or wilfully removed by the villagers.

In a considerable number of cases, however, the position of the boundary is disputed. All quarrels about land are bitter, for according to the native saying: "There are three roots of quarrel, land, money, women."

> Zamin, zan, zar,
> Tinon qaziyah ki jhar.

These disputes, so far as we are concerned, must be decided upon evidence of possession, unless the parties

will consent to abide by some particular map or by the decision of an arbitrator. The dispute is especially difficult of adjustment when the line runs through uncultivated land, or land under water. The repeated preparation of maps under renewed surveys has now made it possible to arrive in most cases at some conclusion satisfactory to the deciding officer, if not to the parties. But fifty years ago, it was sometimes quite impossible to find on evidence how many feet one way or the other a boundary should be laid down across a piece of brown waste, without one distinguishing mark, where one bush or one blade of grass was exactly the same as every other. The only resource left was to adopt some mode of trial by ordeal, which the superstitions of the villagers would lead them to respect. As one officer of those employed in 1839-40 writes: "Three names were chosen by lot out "of a list of approved referees. Of the three men "selected, one was made *sarpanch*, or chief. He with "his little son on his back, or if he had no son, a "buffalo's skin, took my horse by the head. The two "remaining arbitrators took each a stirrup leather. "As fast as they defined the boundary, constables and "others made pits and filled them with charcoal. Thus "at last a disputed boundary was settled. But the "labour, the worry, the noise, who can tell?"

Measurements.

After the boundaries are marked out comes the actual measurement. Here a word or two must be said on the agency employed for the combined work of, (1)

actual survey and map-making; (2) recording rights in land; (3) ascertaining the value of the land and fixing the Government dues. It is obvious that the duties comprised under these three heads have no necessary connection, and that the staff of experts required to carry out the first might be less competent to perform the work under the second or third heads, and *vice versa*.

In the earlier period (1822-1842) the field map was a mere sketch not drawn to scale, and thus naturally was treated as an entirely subsidiary part of the record and assessment work. Thus it fell without any question within the domain of the revenue officer. The native mode of measuring was to take a bamboo pole, a knotted rope, or a chain round the four sides of the field, and then get out the area by certain formulæ, the result of which was quite accurate enough for the purpose. From 1833 it became the rule for the surveyors to furnish these rough maps and the accompanying lists, giving the number of the field, its position, the length of its four sides, the area, and the name of the tenant. When a renewal of operations became necessary owing to the approaching expiration of the term of years for which the revenue had been fixed, occasion was taken to direct that the native field maps should be drawn to scale, 16 inches to the mile; and it was ordered that the surveying should, so far as possible, be done by the ordinary village accountants, who were to receive special training for the purpose. For twenty years this plan was pursued with varying success. In reality most of the work was done by special men entertained temporarily by the village accountants. In some cases the maps were remarkably accurate, but between district and district the

quality varied a good deal. As each district was taken up, a new establishment had to be extemporised for the purpose; and the quality of the out-turn was somewhat uncertain. The boundaries of two adjacent villages would sometimes be found not to coincide when their maps were compared, and the areas of waste land were often carelessly dealt with. In some cases where the assistant in charge under the Revenue officer had received his early training in the Survey Department, he introduced a system of traverses which secured a check on the work and kept possible errors within narrower limits.

Meanwhile the professional survey department, as time went on, began to find that its topographical and boundary map work was being exhausted, and if it could not find fresh fields, it stood a very good chance of being abolished. It urged its claim to be used for making the detailed surveys, which up to that time had been in the hands of the revenue officers. About 1875 a change was made, and under the name of the Cadastral Survey the work was confided to the Survey of India, of which it became a branch. The accuracy and the technical excellence of the maps were thereby vastly increased. The cost, however, was at the same time much added to. The old settlement survey cost Rs.60, the Cadastral about Rs.152 per square mile.

Cadastral Survey.

The survey of each district of about 1,800 to 2,500 square miles in area is a separate undertaking. Of this area as much as can be surveyed in one season in the field, say from October to March, is fixed upon. This

tract generally consists of one or more of the subdivisions known as *parganahs*, which vary from 30 or 40 to 300 square miles in area. A fixed camp is set up at a convenient place, as near the centre of the area as possible, and here the plotting and calculation of areas is conducted.

The first operation is to survey the boundaries, coupled with a traverse survey for use as a check on the detailed work. After this has been done, surveyors are sent to the villages and the revenue authorities are called upon to provide the necessary chainmen. In my time this was done at the cost of the landholders—that is by pressed labour. This led to a good deal of friction and grumbling on both sides, as it required some pressure to secure a supply of unpaid men. I am glad to see that in recent years money is alloted for this item as part of the cost of survey.

When the surveyor arrived, the village accountant and the cultivators attended to point out the field boundaries. Under the system in force in my time, the survey man recorded nothing but the number and measurement of each field. The map was plotted and the areas calculated out (in acres) at the central fixed camps. The faired map, on the scale of 16 inches to the mile, was sent from camp to the survey office in Calcutta, where it was either photo-zincographed or lithographed, and the necessary number of copies sent up to the revenue officer of the district. The only other record furnished by the surveyor was a list of the fields in each village, giving on the number the map, the area of each field (in acres), and the total area of the village (in acres). This was called the Area Book. In addition to each cultivated field, these maps show the position of the boundary

pillars and trijunction points, the limits of the inhabited sites, the waste, the wells and ponds, groves and orchards, the irrigation channels, and the village or other roads. By the unanimous verdict of every one who has had any experience of them, these maps are pronounced to be of great excellence. I have with me two specimens, from my old district Ghazipur, which on inspection will, I think, bear out this opinion. One is a reproduction by photo-zincography and the other by lithography.

Definition of a Survey "Field."

In Northern India the unit of the cadastral survey is the "field." But the answer to the question "What is a "'field'?" is not so easy as it seems. In Bombay they adopt a conventional or standard unit called a "number," varying from 4 to 20 acres in extent, according to the sort of soil. We, on the contrary, attempt to measure the actual fields as we find them. But the survey department and the settlement officer do not always agree on this point, the former wishing to make the fields as large as possible, owing to the great enhancement of cost in surveying small fields. Nor, as a matter of practice, is it easy to decide even on the spot. In rice land the fields are generally small, mostly under ·25 of an acre. As this crop thrives only with plenty of water, a ridge of clay about a foot high is built up, not only round the field, but round the subdivisions of it, in order to keep the surface under the water as long as possible. Now to a stranger's eye the whole of a tract of rice land is one series of little square plots, and it is impossible to decide which ridge marks a field and

which a subdivision. If the tenants do not appear (and they not infrequently did not take the trouble to attend) the surveyor is likely either to make too few or too many "fields." Under the new system of making the initial record of holdings and ownership through the surveyor, he is no doubt more looked after by the villagers, while the village accountant and the head men must necessarily be present. Thus error as to the true limits of fields is not so likely to occur.

Another source of error under the system formerly in force arose from the fact that a single field held and cultivated by one tenant and sown with one crop might form part of many properties. I know of one instance where we found single fields of only ·25 of an acre held under and forming part of ten different estates. You will thus see that the definition of the field, as a unit for the combined purposes of survey and record, must regard the state of ownership as well as that of tenancy and cultivation.

When a field held under several distinct proprietors had been surveyed under one number, the settlement department found it necessary to split it up into fractional numbers, thus $\frac{100}{1}$, $\frac{100}{2}$, $\frac{100}{3}$, and so on, according to the number of estates under which portions of it were held. Another fruitful source of discrepancy was the dividing up of fields between joint tenants, probably closely related to each other, who had recently separated their households and cultivation, but still held jointly so far as the landlord and his rent were concerned.

A "field," in our sense, might perhaps be defined as an area of land cultivated by one tenant or one body of joint tenants, holding under one proprietor or one body of joint proprietors.

Record Work.

By the rules followed from 1880 to 1885, the professional surveyor's duties ended with the furnishing of the printed map and the area books. At this stage those of the revenue officials began. The operation of recording rights in land and assessing the land tax is known as a Settlement, and the official charged with carrying it out is a Settlement Officer.

As soon as the area books were received, the areas were converted into the unit of local measure known as *bigah*, of which there used to be many varieties. The standard *bigah* in my district was one introduced in 1795, founded on a measuring rod of 8 feet 4·8 inches in length. Twenty of these went to the side of the *bigah*, which was thus 56 yards in length, the area of the *bigah* being 3,166 square yards or ·6479 of an acre approximately. There was also another, a much smaller *bigah*, used in one corner of the same district. But the most usual *bigah* is now that with a side of 55 yards, the area of which being equal to $\frac{5}{8}$ of an acre is more convenient for purposes of conversion. All statistics dealing with area are converted into acres in the district office before submission to higher authorities.

The record work done under the settlement officer is based on an elaborate statement with 25 columns. The writing up of these columns is done on the spot, and is known as the *Khānahpuri*, or filling up of columns. The statement shows for each field the division of the village to which it belongs, the owner, the tenant, the area in acres, and the *bigahs*, how much is uncultivated or

cultivated, whether irrigated or unirrigated, the kind of soil, the name of the crop, the rate and the amount of rent. As soon as this statement is filled up, the necessary particulars are entered upon a separate sheet, one for each tenant, on which by successive entries the fields held by each man are brought together. The field list (called the *Khasrah*), was tested by superior officers and then faired out. The tenants' slips were then checked, and copies of them distributed to those concerned. A term was allowed for the filing of objections. After the disposal of any objections, the rough slips were put together, first according to the subdivision of ownership, then under that subdivision alphabetically in the following order: (1.) Landholders' cultivation; (2.) Ex-proprietors; (3.) Fixed rate tenants; (4.) Occupancy tenants; (5.) Non-occupancy tenants; (6.) Rent free holdings. When thus arranged we obtain the rent roll of the village. The settlement officer also drew up a statement of the owners' names with the amount of their respective shares, and the amount of land revenue due to Government by each group. The map and these documents, the field list, the rent roll, the sharers' list, with a brief statement of any peculiar customs, and some statistical tables of wells and so forth, form what is called a "settlement record." All entries in such a record, made and attested as required by the rules prescribed under the law, are presumed to be true until the contrary is proved.

Assessment of the Land Tax.

As the produce of the land tax is the main item in an Indian budget, the best mode of fixing and collecting

it is one of the most important problems in the administration of that country. Before our time the native rulers squeezed each year out of the tenants as much as they could, without much regard to anything but the needs of the moment. The demand roll was made up annually, partly on a consideration of what had been paid during the ten preceding years, partly on the area sown, the class of crop, and the prospects of the season. This rough and ready system was followed by us for a time. Sometimes it was considered sufficient to fix the total amount that a subdivision was supposed to be capable of paying, and this total was then distributed over the villages as fairly as could be done. The last instance of this sort of assessment in our older territories occurred in the year 1837, in a subdivision not far from Benares. But on the acquisition of new territory, as for instance on the annexation of the Punjab in 1849, this process was the only one possible. This way of arriving at the revenue to be paid is known as a Summary Settlement.

During the first quarter of this century, the revenue administration, wherever the land tax had not been permanently fixed, struggled on as best it could, groping for fuller light and knowledge. Inquiry after inquiry was set on foot, commission upon commission was sent forth ; but the irrecoverable balances continued to increase, one reason being the exaggerated belief then entertained of the resources of the country.

Then in 1822, with the passing of a new law, began a régime in which we went to the opposite extreme. Adam Smith and Ricardo were then in the ascendant. Not only must the land be measured and all rights therein minutely recorded, but the produce of each crop must be exactly weighed, its value calculated, the cost

of production ascertained and deducted, and the net profits arrived at.

The "rent" thus ascertained was to be used as the basis for a scientific assessment of the land tax. For years experiments were carried out with the hope of finding the real yield of the land, but, as might have been anticipated, with very poor results. Many attempts have been made to find out the yield of land in India, but these have never been attended with much success. The reasons for failure are not far to seek. The agency employed cannot be trusted either for honesty or accuracy, the seasons vary, and, above all, the period over which the experiments have been prolonged has never been sufficiently long.

It was not until 1833 that the failure was confessed; it was then decided to turn instead to an enquiry into what was actually paid by the tenants. Even this investigation proved far from an easy task. In many cases there was studied concealment, in all a difficulty in reaching the facts. In those days payment in kind was a commoner form of rent than it is now, and in such a case you could find easily enough whether the landlord claimed $\frac{1}{3}$, $\frac{2}{5}$, or $\frac{1}{2}$ of the crop, and what were the other deductions from the tenant's share for village servants. But what those shares represented in weight or measure of grain, and what prices ought to be applied in order to get the money value, were problems that revived at once much of the old and discarded process of seeking for the actual produce of the land. Everywhere there was the additional difficulty of estimating a proper rent for the lands held and cultivated by the landholder himself, upon which there was no recorded rent, and for the lands held at low privileged rates. In this way there

was left a considerable scope for variety of treatment. Occasionally, in days long gone by, officers have been known to fix the total demand on a village by general considerations, such as its former revenue, its appearance of prosperity or otherwise, the area under good crops, the good or bad reputation of the class cultivating it, and so forth. The rest was easy. The rental was deduced by arithmetical process from the proposed revenue, and then from the rental was obtained the rent rate. This is obviously a vicious process, and wherever it was discovered met with condign condemnation. Not that the revenue assessments thus arrived at were in themselves always the most faulty. Though incapable of justification by statistics, they often in the hands of shrewd observant men yielded better results than those arrived at in more formal ways.

The System of 1868-1883.

About thirty years ago, one Settlement Officer, who has since risen to great eminence, Sir Charles Elliott, late Lieutenant-Governor of Bengal, noticed that, in his part of the country, village lands could be marked off into belts according to their distance from the inhabited site and the facilities for irrigation. Highly manured land was the nearest to the houses, then came a belt of less manured, and lastly an outlying circle of totally unmanured land. He laid hold of this fact as the basis of his estimates, and he elaborated it into a system. Gradually it was accepted as a model and laid down as the guiding rule throughout the province. At the

actual inspection of the village lands, which in all cases is a necessary part of the settlement officer's proceedings, he was required to note (1) the actual soil, (2) the state of manure and population, (3) the means of irrigation, (4) the caste of the cultivators and their agricultural skill, (5) the nature of the crops and produce, (6) the character and condition of the *zamindars*, or landholders. In making this inspection he was required to divide each village into blocks or areas, of which the soil or advantages differed *inter se* to such an extent as to warrant a separate classification. He was then told to inquire into the prevailing rates of rent for each class of land in each block, both by local inquiry and by examination of the village records. Having done this, he was required to show the area of each class of soil in each block, and, as far as possible, the actual rental paid by that portion of it which was held by tenants.

If it was found that rentals were recorded in the lump and not at so much per *bigah*, thus rendering it impossible to find actual *bigah* rates paid on each class of soil in each block, it was necessary for him to examine and analyse a sufficient number of rentals to justify the assumption of some rate as the prevailing rate for each class. The best way of making this inquiry was obviously to find, if possible, a holding containing only one class of land all within one block. Wherever this was the case the total rent divided by the area gave the rent rate sought for. But practically such cases are rare, one of the peculiarities of Indian tillage, as I have already mentioned, being that each tenant's lands are in separate parcels scattered all over the village, and include a little of each sort of land. In default of actual instances of lump rents paid for one

single class of soil, the Settlement Officer was forced to fall back upon breaking up the rents of the holding into the fractions fairly chargeable to each class of soil, and thus arriving at an assumed rate per *bigah* for each class.

The Settlement Officer while making his inspection carried with him the village map, and on it marked in red pencil the limits of each block. On his return to camp the map was handed into the office and the areas and rents taken out from the annual village papers. All the facts were entered into a book, with a heading for each village, and on these statistics the Settlement Officer founded the rates that he proposed to adopt. These proposals were sent up to his superiors (the commissioner and finally the Board of Revenue) in an elaborate form of report for the whole *parganah* or tract. In this document he showed the recorded rental, which was the actual total of the rents recorded in the rent-roll drawn up at the time of measurement. In another column was entered the modified or so called corrected rental. This was obtained by dividing the area into (1) land held at full tenant rates, (2) land held by the owner, or held at favoured rates, or held free of rent. The rent rates of the tenant land were applied to the areas under the second head, thus obtaining an estimated rental for such area. The total rent thus arrived at was added to that under the first head, and the grand total was the corrected rental. The "prevailing rate," which is an important phrase in the fixing of tenant rents, was defined to be the average rate actually paid on any class of land, deducting those fields which pay an abnormally high or low rate. An example will bring out more clearly how this works.

Suppose we have a block or area of 100 *bigahs* of the same class. On going into the rent-rolls we find the rates paid are—

Area. Bigahs.	Rate per Bigah. Rs.	Rent. R.	A.	P.
10	7	70	0	0
25	4½	112	8	0
25	4	100	0	0
30	3	90	0	0
10	1	10	0	0
100		382	8	0

By the rule we should, I think, exclude the land at Rs.7 and at Rs.1, the one as abnormally high, the other as abnormally low. Now, in fixing on the rate to be accepted as the "prevailing rate," there are three or four ways of setting to work.

I. You can select that one of the actual rates which is nearest the mean between the extremes.

II. You can select that actual rate which is paid on on the largest area.

III. You can add the rates together, and dividing by their number, arrive at an average rate.

IV. You can add the rentals together and divide by the total area to obtain an average *bigah* rate.

By the first method the rate selected would probably be that of Rs.4 a *bigah*; by the second it is Rs.3; by the third it is Rs.3 13*a*. 4*p*.; and by the fourth Rs.3 12*a*. 6*p*. Apparently by the official rule the proper "prevailing rate" would in this case be

Rs.3 13*a.* 4*p.*, but the wording is somewhat ambiguous, and might cover the fourth method.

The Percentage of Assets taken.

As I have stated already, the native rulers fixed the total tenant rental and made it the basis of the State demand, allowing from it certain deductions for expenses. When we succeeded we imitated this practice by taking 90 per cent. of the rental, and leaving 10 per cent. for expenses, the revenue payers or managers having, in addition, the cultivating profit on the lands they held themselves rent-free, or at favourable rates. As time went on this percentage of 90 in every 100 rupees was found excessive. Our assesment was strictly a money demand, rigid and unvarying, which had to be paid whether the prices of grain were high or low, whether the crop was bad or good. We ignored the fact that, with the high proportion of the produce demanded, the native rulers were careful to make only an annual assessment, and even then to make allowance for all accidents of the season, and so forth. Theirs was a high initial demand followed by elastic collection. Our way was, on the contrary, a rigid demand and a rigid realisation. By 1833 the hopelessness of trying to recover 90 per cent. of the full rental for every year was admitted. The proportion was reduced to two-thirds, or $66\frac{2}{3}$ per cent. This rule was acted on in the settlements made in the period ending with the year 1842. In 1854, when a new term was about to begin, the pro-

portion was again reduced to 50 per cent., at which it still remains, plus about 10 per cent. additional for road, school, and accountant's cesses. The reason of the reduction to 50 per cent. was, no doubt, the fact that the assessments were founded on stricter investigation into the true assets, and that with the decrease of available waste, and the increase of population, the pressure of the revenue becomes severer. It may be noted here in passing, as a curious point, that the proportion of assets demanded by the State has never yet been fixed by statute, but rests entirely on executive order.

Rent-Rolls.

According to the old original native system, the assessment and the rental were identical: every allowance made to the landholders or local agents of the Government was in the form of a deduction from the rent-roll. Thus the crucial part of a native settlement was the rent-roll. This being so, it was natural that our officers should have accepted the same order of proceeding, and bent all their efforts to forming first a rent-roll. In those earlier and simpler days, this was easily done just before or just after the amount of the new *Juma,* or land-tax on a village, was announced. Thus the assets were always made to assume the proper proportion to the land-tax, everybody was satisfied, and the settlement officer was justified of his works. He said: "I intend to take so much for the Government;" thereupon the village authorities said: "Very well, we "make the rental so much to meet your demand."

This simple process survives to this day in a modified form. A section of the Land Act (Section 72) allows a settlement officer, on the arising of a dispute about the rent paid by a tenant, with rights to fix such rent " by reference to the standard of the rent sanctioned " for purposes of assessment of similar lands with similar " advantages in the circle or division in which the hold- " ing of such tenant is situated." This is practically allowing the settlement officer to fix first what the assessment should be, and then, by it, to rule what the actual rent shall be. At one time, in my younger days, I denounced this rule as iniquitous, but I have come now to see that there is much justification for it. The greater includes the less, and if the settlement officer is competent to find out what the rent rates are, on which the land-tax is to be assessed, it can hardly be denied that his rates are sufficiently safe to be applied to the holding of the individual tenants.

There are one or two other questions which have raised controversy. Such questions are: (1) Whether there should be any assessment on improvements; (2) Whether future increase of income during the twenty or thirty years for which the revenue is fixed should be taken into account.

Now the only improvement, as a rule, which occurs in Indian land is the turning of dry into irrigated land, the produce, and therefore the rent, of irrigated land being generally double that of unirrigated land. This change can take place either from the opening of a canal or the making of wells. The canals are made by the Government, and most of the increased benefit is intercepted in the shape of a water rate separately levied; but if the rents have risen, it is obvious that the

State, having caused the improvement, is entitled to at least a share of such higher rents, even if it cannot obtain the whole. In the case of wells it is different. These are almost always made by the tenant, and at various times attempts have been made to protect him from additional payment on the ground of his own outlay. But such distinctions have not been universally observed.

As to future increase of the village assets, either by rise of prices or extension of cultivation, these were at one time taken into account by settlement officers, if the prospect of such an increase seemed certain and immediate. But in more recent instances this practice has been prohibited, and the estimated rates are confined to the facts at the time, without any consideration of what the future is likely to bring to pass.

The New Rules of 1885.

These detailed assessments of the revenue, with their field surveys and their village inspections by a highly paid European officer, were found to be very expensive. Twelve years or so ago, as the thirty year terms began to fall in, it was debated whether a more summary method would not be sufficient. It was proposed to dispense with a field survey and base the tax on the village rent-rolls, which are drawn up and filed every year in the revenue offices. In the end it was found possible in very few districts to do without a re-survey. The old field maps made in 1855-1872, seldom very good to start with, had become so out of date that it

was impossible to correct them. In most cases the recent settlements have therefore included a Cadastral Survey. But the assessments have been made on a corrected rent-roll coupled with personal inspection. That is to say, the rentals found recorded on tenant land have been accepted unless grossly and obviously erroneous and fraudulent. The rate paid by tenants has been applied to the zamindar's own lands and to the lands held rent free or on favoured terms. The total of this estimated rental plus the actual total of tenant rent forms a corrected rent-roll, on which the State demand has been fixed, that is to say, the usual 50 per cent. has been levied. The grounds for this decidedly less thorough and less scientific analysis of the facts were, first, a great saving of time and expense, secondly, the fact that the assets of the district as recorded in the village accounts, much under-estimated as they frequently were, showed a total income far in excess of double the government demand. It would have been impossible to raise the tax for the coming term to anything like what the recorded figures would justify. What was the use then of going into the matter at great length merely to satisfy scientific requirements? For instance, thirty years ago a village with a rental of 1,000 rupees was assessed at 500 rupees, or half of the then valuation. Now, at the expiration of the term, it is found that the annual rent-roll, as filed by the village accountant, amounts to Rs.1,500, or when corrected by the addition of full rents on the non-rented area to Rs.2,000. This would, without any further inquiry, justify a revised land-tax assessment of Rs.1,000. But this would involve a reduction of the profits from

Rs.1,500 to 1,000, and such a sudden shrinking of income might ruin the proprietors, especially if they were a numerous body. It might not be possible to take more than Rs.750 in any case. What is the practical use, then, of entering into a minute analysis of the rents paid for each class of soil, though a proper estimated rental of Rs.2,500 might thereby be arrived at? If the tax cannot be raised to Rs.1,000, still less can Rs.1,250 be demanded. Thus all the extra expenditure would be pure waste, yielding no return. For these reasons the assessments of recent years have been made on corrected rent-rolls, and not on classification of soils and assumed prevailing rates.

Recent Modification of Survey and Record.

When the new settlement operations began, about 1885, a simultaneous change was made in the detailed working of the survey. The two things had no necessary connection, but they happened to be put in force at the one time. Under the Cadastral system as worked up to 1885, the surveyors furnished nothing but a map and a list of areas. The whole of the ground was gone over again by a separate staff under the Settlement Officer, whose duty it was to prepare the elaborate field-statement called a *khasrah*, a paper with twenty-five columns. The Survey Department argued that they might just as well do in one operation all the recording of facts as to ownership, tenancy, and cultivation, instead of doing merely the measuring and map-

making. Their proposal was introduced experimentally, and I believe has been so successful as to have been adopted permanently. No doubt the actual survey is delayed. For, of course, a man cannot fill up twenty-five columns for each plot quite so rapidly as he could measure his boundaries and write up his field-book. We found that, even without the measurement, the record could not be made faster than 30 to 50 plots a day, according to the complexity of ownership. The Cadastral survey officers are solely responsible for such entries as relate to areas, and the settlement officer for the entries in the other columns, which are checked and attested on the spot by his deputies. When this modification was first proposed, I was strongly opposed to it on the ground that the surveyor was likely to make a very much less accurate record than the revenue officials, whose time had been devoted for years to acquiring a knowledge of the complicated tenures and the best mode of settling disputed questions. Apparently the decision upon disputed entries, a *quasi*-judicial function, has not been made over to the Survey Department, and with this modification the altered system has turned out a success. Recently it has been attempted to extract the field areas on the spot, with the idea of allowing the tenant a chance of checking them. But in the hurry of field-work, this is found to produce a large percentage of errors, as much as 17 per cent. of the entries having to be revised, and the delay and extra supervision further raises the cost of work about 13 per cent. It is thus probable that the former practice will be reverted to, *viz.*: the areas will be taken out afterwards at the central camp. The survey also pays now for the labour

of chainmen, an item which was furnished in my time by the landlord, or, in other words, the men were never paid at all.

The present cost of Cadastral Survey and record-writing respectively varies from Rs.39·7 to Rs.85·2 for the former, and from Rs.36·3 to Rs.87·1 for the latter per square mile. The difference in these rates is chiefly caused by the size of the fields. Where they are very small the cost per square mile is increased very much. In Ghazipur the survey alone cost Rs.169·72 per square mile, or, if half be deducted for survey work not strictly belonging to field survey, the rate is Rs.84·86, which is about the same as the more recent rate for work of a similar character. The Ghazipur rate of Rs.210 per square mile for record work cannot be compared with the cost per square mile reported above, as the items included in the two classes of work are not the same by any means.

Fixing Rent between Landlord and Tenant.

Under the indigenous system all tenant holdings were of one class. Every man who lived in the village was entitled to hold his land so long as he paid his rent. Non-resident, but not resident, tenants could be ejected. Rents were fixed as part of the machinery for assessing and collecting the land-tax. But under our rule the old accepted doctrine became obscured through our notions of the indefeasible right of a landlord to

deal with his land as he liked. We did not deny altogether that some tenants had a right to occupy which could only be defeated by non-payment of rent, and we have since created two exceptionally protected classes, fixed-rate and ex-proprietary tenants. But the older and simpler rule, that resident cultivation implied occupancy right, fell into abeyance. Thus it became necessary to seek some guide for distinguishing between tenants with and tenants without occupancy rights. This guide was found by a wrong analogy in the doctrine of prescription. Every tenant who had held for less than twelve years was liable to ejectment; after twelve years he became an occupancy tenant, entitled to hold at fair rates. This strikes me as an odd application of prescription as a ground of title. By the substitution of this rule tenant right, if twelve years' holding could be proved, was the same as under the old custom. But up to twelve years the position of a new tenant became precarious in a way unknown before.

The twelve-year rule received the sanction of formal legislation by an Act of 1859, and this is the law to the present time. As a natural consequence, a very disagreeable struggle has ensued between the landlord and these non-occupancy tenants. As the end of the twelve years approaches, notices of ejectment are served through the revenue courts, their validity contested by the tenant, and not only is the ill-will intensified, but the work of the revenue courts enormously increased.

Another consequence of privileged tenancy is that rents must be fixed judicially. When, as in pre-British days, the rents were fixed once for all by the officers of the State, the matter was much simpler. And it is much

to be desired that the old practice were reverted to, and the rent as well as the government revenue fixed for the whole term of settlement. Much heart-burning would be prevented, while the right of the State to an increase of revenue upon an increase of prices, and a rise in general prosperity would not be endangered. As each term of settlement expired, the State would make such new rent-roll for the next term of twenty or thirty years as might be justified by the altered facts.

As things now stand the law allows suits for enhancement or for abatement of rent to be brought in the revenue courts. An order fixing rent, bars a further application either for ten years or until the period of land-revenue settlement has expired, whichever happens first. The claims for abatement are few, and chiefly on the ground of diminished area; but they may be brought *mutatis mutandis* on the same grounds as those for enhancement. Thus one explanation will serve for both. The grounds for enhancement are then:

1. That the rate of rent paid is below the prevailing rate paid by the same class of tenants for land of similar quality with similar advantages.
2. That the value of the produce has, or the productive powers of the land have, been increased otherwise than by the agency or at the expense of the tenant.
3. That the quantity of land held by the tenant has been proved by measurement to be greater than the quantity for which rent has been previously paid by him.

After a Cadastral Survey has been completed very few cases arise under the third ground, and so far as my

experience serves, the second ground has never been relied on by any landlord. The proof required under it is beyond their attainment. Enhancement then, in practice, is confined to the first ground. The mode of inspection, analysis of rent-rolls, and determination of a prevailing rate, follow the lines described under the settlement officer's procedure. Time fails me to go into the subject more minutely.

Annual Village Accounts.

There is one other closely connected branch of the revenue administration which I must briefly touch upon. This is the highly elaborated system of anuual accounts prepared for every village, including detailed statistics of crops and holdings, a rent-roll showing demands, collections, and balances, a statement of arrears for previous years, and a detailed statement of ownership. These annual accounts, known as the Patwari's (*i.e.*, village accountant's) papers serve many purposes. They protect the tenant's rights by proving his continuous holding, and prevent unauthorised raising of his rent; they aid the landlord in the collection of his rent by affording good evidence of the tenants' names, the area cultivated and the amount of rent, paid and unpaid; they form a register of owners' title, showing the exact share belonging to each man, and the amount of his profits; to the Government they furnish the statistics so necessary for successful administration, the fluctuations in the area cultivated, the kind

of crops grown, the alterations in the cultivating and proprietary bodies, in short all the information on which to base revised assessments of the land-tax.

Great attention has been paid to these accounts during recent years, and a large inspecting staff has been appointed. It is hoped that the crop and rent statistics, and the constantly corrected maps will suffice as the basis of all future settlements of the revenue, relieving the finances of the heavy cost of a new survey and record, and of a special settlement staff. It remains to be seen how far these expectations will be realised.

In addressing an audience on a subject, as I presume, somewhat unfamiliar to it, one whose mind has been occupied with that subject during many long years finds it difficult to avoid on the one hand the Scylla of excessive detail, and on the other the Charybdis of undue compression. It is thus more than probable that I have failed occasionally to carry you along with me; and where from any cause any part of my exposition remains obscure, I may be able, after listening to your criticisms, to throw some further light upon the difficulty.

Mr. Daniel Watney (Past President) said he had much pleasure in asking the members present to join with him in according a hearty vote of thanks to Mr. Irvine for his valuable and interesting Paper.

So far as he (Mr. Watney) was personally concerned he felt the last paragraph of the Paper to be applicable to his case, for he must confess to being quite unfamiliar with the subject. The Paper was one which he thought

could hardly be fully appreciated or adequately discussed after a single reading, but which would amply repay a careful and minute study.

The author seemed, he thought, to point to India as a very Paradise for surveyors, so far as work went, but how they were paid was another question. He did not quite clearly understand Mr. Irvine when he said that the principal revenue in India was derived from land tax. He gathered that, since 1833, the Government had reduced the land tax from about 90 per cent. to about 50 per cent. of the full rental value of the land.

It seemed that the proceedings of the surveyors or administrators in India were somewhat arbitrary, for it was stated that the Settlement Officer, as he was called, fixed first what the assessment should be, and then ruled what should be the actual rent. Mr. Irvine himself had not been able at first to understand this procedure, but he had now, he said, come to see that there was much justification for it. With his own limited knowledge of all the bearings of the subject he could scarcely agree with this view.

He could not but feel that he (Mr. Watney) was really asking questions, and offering criticisms on a subject with which he was completely unfamiliar, but he felt confident that he had with him the feeling of the meeting in proposing a hearty vote of thanks to Mr. Irvine for preparing his very careful Paper, and for giving a fresh indication of the far-reaching and always widening interests which the Institution embraced.

Mr. J. H. Sabin (Professional Associate of Council)

said he had great pleasure in seconding the vote of thanks to Mr. Irvine for his Paper. The inclusion of the land system of India within the purview of the Institution was, as the last speaker had said, one more evidence of the wideness of the interests with which members were concerned. The precedent of having a Paper by an authority on the land systems abroad was, he thought, one which might well be followed, especially if it were possible to have the subject always so lucidly dealt with as in Mr. Irvine's Paper.

One could not but feel lost in absolute admiration at the magnificant manner in which the Civil Service of India had been able to evolve order out of such chaos as Mr. Irvine had said existed, and to develop so perfect a system affecting native rights under the rule of the British Government; and when it was remembered that a large proportion of those civil servants went out as comparatively young men, with only a small amount of experience, one's admiration was increased. The bare fact that it should be possible to rule an enormous country like India, and to settle the most intricate and delicate questions between landlord and tenant, and between tenant and tenant, where customs had grown up under successive conquerors, and under widely diverse systems, argued a triumph of method and arrangement, which, surely, had not been equalled by any other nation in the world.

There seemed to be somewhat similar difficulties in India as existed at home, for, if he read rightly, the second difficulty mentioned in Mr. Irvine's Paper raised the question of the producing power of the soil, and was very much like that old familiar friend "the

"inherent capability of the soil." Thus, apparently, all over the world the question first arose as to what the soil could be made to produce under some method or other of cultivation, and when that was settled there remained still the point whether the soil had originally any inherent fertility at all, and if it had, who was to be entitled to the benefit of it? In India, apparently, the landlord was to be entitled to it, and there were persons who held that the same rule applied in England, but on the other hand it was sometimes suggested that it was not the landlord's property but the tenant's.

He thought that the best thanks of the members were due to Mr. Irvine for his able introduction of this entirely new subject, in a Paper which would add greatly to the value of the *Transactions*, as giving those connected with the management of land an opportunity of comparing our own system with that which had been so successfully elaborated by the Government in India.

Sir Edward Jenkinson (Visitor) said that he and the author of the Paper had both worked in the North-West Provinces of India. He had been a Settlement Officer himself, and having had the settlement of a district just taken over for the first time, viz. the district of Jhansi, in Central India, annexed by Lord Dalhousie, he had been able fully to appreciate the practical value of Mr. Irvine's Paper, and to sympathise with him in the difficulty he must have found in laying before a meeting of gentlemen practically unacquainted with the matter so clear and so concise a statement of a

subject of very great interest and intricacy. As the author pointed out, the system in India was shortly this: that the Government was in theory the landlord of the land, and took now (it took more in the old days) half the rental of a village, *i.e.* half the rent which the landlord received from his tenants. It was the duty of the Settlement Officer—a map of the village and a record of the fields having been first made—to fix what was the revenue which the Government should take, and he arrived at it in the various ways which Mr. Irvine had described. Following logically on that, it was the duty of the Settlement Officer, as it was also the duty of the Revenue Officer, who took charge of the district after the Settlement Officer had left it, to fix the rents between the landlords and tenants.

He was unwilling, at that hour, to ask the meeting to listen to details, but if he were permitted he would like to emphasise two practical points, in connection with the settlement work in India, which he thought to a certain extent would interest all who had to deal with land in England and in Ireland.

For instance, the rule adopted in Ireland in fixing rents as between landlord and tenant, was based very much upon the system which had long prevailed in India. He spoke from personal knowledge; for in 1881, when Mr. Gladstone introduced his Bill into Parliament for the fixing of rents in Ireland as between landlords and tenants, he (Sir Edward Jenkinson), who had then lately returned from India, was asked to write a paper for the Cabinet describing the Indian system, and showing how possible it would be to establish a somewhat similar system in Ireland, where the difficulty

of fixing rent in the usual manner between landlord and tenant was as great, in many cases, as in India, and where the conditions were in many respects similar. In Ireland tenants had a fixed rent and power to sell or mortgage the land. In India the tenants, as Mr. Irvine had said, had the same right of occupancy, with similar powers, and could not be ousted from the land except for non-payment of rent.

Another point was with regard to the record made in India by each Settlement Officer of all the rights in the village, on which record was based the very important operation of the transfer of land. He often wished that in England a hint might be taken from the working of this system in India, and that on somewhat similar lines the system of the transfer of land could be simplified.

It was now in England so expensive and tedious a process as to be often quite prohibitive. He saw no reason why a system should not be introduced by which the transfer of land should be made as cheap and easy as was the transfer of, say, shares in a limited company, by simply signing one single document.

In India it was the duty of the Settlement Officer to prepare a list of the names of the landlords and tenants, and of the mortgagees and owners, and to note every detail affecting their respective rights. This list was at stated times read to the people, and, if no objection was raised, it formed the document on the basis of which the transfer of land took place, and in after years, and from year to year, it became the duty of the Revenue Officer of the district to keep the record up as correctly as he could.

There was, of course, power to go to the Civil Court on any matter of dispute as to the land, and if the Court gave a decree, that decree was registered on this same document, which was called a record of rights. In short, if A wanted to sell land to B, he made written application to the Revenue Officer in a document bearing a stamp of small value (it used to be a shilling stamp in his time) to the effect that "I (A) wish to sell to B the plots or "portions of land numbered x x x" (the numbers referring to those on the official register). This was produced to the Revenue Officer, who endorsed it as correctly describing the plot or plots, and allowed 15 days to see whether any objection were raised. At the end of the 15 days the case came up again, and if there were still no objection an order was made to transfer the property from A to B. Thus the whole operation was completed and the matter registered without paying the fees of a lawyer or incurring any such expenses. Of course the rule of having an agent or officer appointed for the purpose in every village would not work in England, but it seemed to him that a system based on some such lines would very much simplify the transfer of land.

The thanks of all present were certainly due to Mr. Irvine for his very interesting Paper on a difficult but very important subject, and one of much practical interest to all who in England were concerned in matters connected with land, and with the laws affecting the relations between landlord and tenant.

Mr. Howard Martin (Fellow) said he had come to the meeting as a learner and was not able to discuss the Paper. He had learnt something from hearing the

Paper read, and he hoped to learn more from carefully reading it at leisure. Having regard to the immense importance of the relations between Great Britain and India, it was highly desirable that the members of the Institution should know something of the way in which their fellow-subjects in India held their land, and how their taxation was regulated.

He quite agreed with Mr. Sabin that the Paper was a new departure in a most useful direction, and he hoped it would be followed by others dealing with the land systems of other countries.

Mr. H. C. Newmarch (Fellow) said he agreed with a previous speaker that India must be a fine field for surveyors so far as work was concerned, but that the remuneration for that work was probably not on a very high scale. He did not think many members of the Institution would care to undertake to survey land at from 40 to 60 rupees or even up to 200 rupees per square mile. Even the latter did not strike one as being a very high price for a survey of 640 acres of land, particularly if it were to be carried out in the very excellent way in which it appeared to have been generally done. He took it that he was right in understanding from the Paper that the tax was originally 90 per cent. of the assessment but had been reduced to 66 per cent., and was now 50 per cent.

Mr. Irvine, in reply, begged to thank the members who had spoken for their kind words of appreciation, and especially for their recognition of the obvious difficulty of making the subject at all clear to an audience

practically unacquainted with the country with which the Paper dealt, and with the various land systems which had to be brought by the officials into harmonious working.

It was very difficult to compare the circumstances of a country like England with those of a country so entirely opposite in everything as India. It was probable that the Germans or the Belgians, or other of the continental nations, might more readily appreciate the conditions of the work than could the English professional man. A speaker had said—and it was true as to one-half of his statement—that "India must be a paradise for surveyors." If an abundance of work constituted a paradise it was so indeed, but it was hardly a paradise of pay. The full pay was usually about £3 a month, and that was really one of the extraordinary facts of the system. He remembered reading in the records of a district where he was engaged that in the year 1821 there was not a surveyor fit to work a proper scale map nearer than Calcutta (which was 500 miles away), but now in the same place he supposed one could by simply holding up a hand get a hundred competent men within a few hours.

The natives were an adaptable and imitative people. Their merits were, perhaps, not always conspicuous, but in many ways they were very teachable. They had learned to survey, and they thought themselves well paid for their very hard work at £3 a month: whether there were "pickings" beyond the nominal pay he could not venture to say.

The redemption of the land tax was part of a project started immediately after the Mutiny, and was tried for

a time, but was set aside by the Secretary of State some four or five years after it was first propounded. Probably there were a few "cute" Europeans holding grants of forest land or villages for services rendered during the Mutiny, who closed with the offer and commuted; but there were only a few, and the system fell into abeyance over 30 years ago.

He was, he feared, using most unorthodox language to the members of The Surveyors' Institution in suggesting that the land tax should not be redeemed, nay, should be increased from time to time and form the main source of national income, but he must ask to be forgiven, as an Anglo-Indian whose opinions were based on no better foundation than his own long actual experience.

The 90 per cent. which he had referred to was on the nominal rent, and not of course on the produce of the land, which also applied to the present 50 per cent. tax. The native ruler used to take from two-fifths to one-half of the produce as rent, and nominally never more, although he would not say that his underlings possibly did not (for they laid hold of all they could get. It was a struggle between the small tenant and the Government agent, the one to take and the other to keep as much as he could. He agreed that his remark as to the Settlement Officer first making his assessment, and then fixing the rents, was open to the criticism that at first sight it seemed a very arbitrary proceeding; but granted that the Settlement Officer should fix, for 30 years, what the landlord was to pay to Government, it naturally followed that he must also be fixing the other term—the income from which

this revenue was to be paid for the 30 years. The same facts or arguments, or inferences, applied to both questions. The Settlement Officer must settle what the villager had to pay, or was supposed to pay. He must do that sum first before he could fix what he would take, and he might just as well fix the payment to the landlord for the 30 years, and take his portion of that, as allow the landlord to struggle for 30 years with his tenants to see what he could squeeze out of them by process or threats of law. It was a long question into which he could not go but that, putting it tersely, was the justification of the proposal for fixing rents for the whole term of settlement.

With regard to the question of enhancement and ejectment, there were thousands of notices of ejectment issued every March or April in Northern India. That was a most lamentable state of things, as it seemed to him. Of course, the truth of Sir Edward Jenkinson's remark was obvious; that any one who had to deal with this sort of question in Ireland would obtain many ideas from the practice in India, and would see the limit of what was possible and how to avoid errors, and in many ways improve his knowledge of the work. The Irish agrarian question in many ways afforded a close analogy to that in India, and in the two countries the economic position seemed to be very similar.

In reply to a question from Mr. Watney he might say, speaking generally, and without pretending to absolute accuracy, that rents were two-fifths of the produce. Produce rents, or rents in kind, were not altogether unknown now, and at one time were ex-

tremely common. Two-fifths of the produce was generally the amount. The grain from the crop was heaped together and divided into fifths, of which two went to the landlord as rent, and three-fifths remained to the tenant, and it was from that two-fifths that the 90 per cent. was taken, and 10 per cent. left for management.

The vote of thanks having been put and carried unanimously the meeting then adjourned.

Paper 234.
No 381.

TITHE RENT-CHARGE RECOVERY.

By HARLEY M. GRELLIER, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March 21st*, 1898.

Christopher Oakley (President) in the Chair.

Seven years ago there came in force the measure known as the Tithe Act, 1891, the full title of which is, "An Act to make better Provision for the Recovery of "Tithe Rent-charge in England and Wales," which substituted procedure in the County Court for the old an well-known method of enforcing payment by distress.

To appreciate the changes brought about by this Act it is necessary to recall the conditions that previously obtained, and the remedies for the recovery of tithe rent-charge that were provided when the tithes were commuted in 1836.

Under the Tithe Commutation Act the lands were discharged from tithes, which with certain exceptions, immaterial to our present purpose, had until then been paid in kind or in the form of voluntary compositions, and instead there was awarded or agreed to be paid in each parish, district, or township a sum payable in the nature of a rent-charge, fluctuating annually with the average prices of wheat, barley, and oats.

This sum after being apportioned over the lands was made payable in half-yearly portions, and was recover-

able by distress and entry, it being expressly provided that no one should be rendered personally liable to the payment of the rent-charge, and that not more than two years' arrears should at any time be recoverable by distress.

Power to distrain upon the lands liable to the payment was given to the person entitled to the rent-charge when the same was in arrear and unpaid for twenty-one days after due notice to the tenant in possession, and the owner of the rent-charge was required to dispose of the distress when taken, and otherwise to act and demean himself in relation thereto as any landlord might for arrears of rent reserved on a common lease for years.

Provision was also made (and still remains in force) for the owner of the rent-charge in cases where there was no sufficient distress to obtain possession of the land and to hold it until his claim was fully satisfied.

Those who wish to consider in detail the provisions of the important measure generally known as the Tithe Commutation Act cannot do better than refer to two valuable papers read before the Surveyors' Institution by Mr. William Sturge and by the late Mr. John Oakley in the year 1871, and published in the third volume of the *Transactions*, and to an important article contributed by the late Earl Grey to *The Nineteenth Century* of January, 1890.

Although tithe rent-charge was regarded as an owner's liability, and the Tithe Commutation Act gave the tenant who should occupy any lands by any lease or agreement made subsequently to the commutation power to deduct from the rent the amount of it when paid by him, for convenience and as part of the consideration for which he held the land, it became the

custom for the tenant to agree to pay the tithe rent-charge direct to the person entitled to receive it.

There were good reasons why the tenant should assent to this arrangement, for where the landlord let the land at an inclusive rent, free of tithe rent-charge, and neglected to pay it himself, the goods of the occupying tenant (although he had paid his rent in full to his landlord) were liable to seizure in satisfaction of the claim of the owner of the rent-charge, who, when the rent-charge was in arrear and unpaid, had no other means of obtaining it but by distress levied on the land liable to the charge. A tenant so situated, besides having to submit to the serious trouble and annoyance attending the proceedings, might have to wait until further rent became due before he could repay himself the amount so recovered from him.

Probably such cases of hardship were few, but the possibility of their arising was sufficient to afford objectors to the existence of the Established Church, as such, a specious reason in support of their agitation against it, since a large part (about three-fourths) of the tithe rent-charge belongs to clerical owners.

The Agitation in Wales, partly due to hostility to the Established Church, and partly, no doubt, to the hope of escaping the payment of tithe rent-charge altogether, accompanied by the refusal to pay and serious rioting when it was sought to enforce payment by distraint, called public attention to the whole subject of tithe rent-charge, and greatly aided and hastened the passing of the Tithe Act, 1891.

This Act introduced an entirely new method of procedure in the recovery of tithe rent-charge. Starting

from the fundamental ground that tithe rent-charge is a liability attached to the land, it provides that "Tithe "rent-charge shall be payable by the owner of the lands "notwithstanding any contract between him and the "occupier of such lands, and any contract made between "an occupier and owner of lands after the passing of the "Act for the payment of tithe rent-charge by the occu- "pier shall be void;" also where any sum due on account of tithe rent-charge issuing out of any lands is in arrear for not less than three months, the person entitled thereto may apply to the County Court for an order for its recovery in manner provided in the Act, and tithe rent-charge (as defined by it) shall not be recovered in any other manner.

In place of power, twenty-one days after his rent-charge became due, to levy a distress by an agent directly employed by him, the owner of the tithe rent-charge must now wait at least three months. He may then apply to the County Court for an order for the appointment (a) of an officer of the Court to distrain on the lands when they are in the occupation of the owner or (b) of a receiver of the rents and profits in every other case.

Before such an order can be obtained the owner, or in certain cases the owner and occupier, of the lands must be served with notice, and have the opportunity of appearing and of being heard in opposition to the application, so that it will be seen that where the owner is in possession of the lands a period of about four months must elapse, and in other cases there will be a much longer interval (namely until rent falls due) before the owner of the rent-charge can recover his money.

Although the Act relieves the occupying tenant

under ordinary circumstances from liability to a distress at the instance of the owner of the rent-charge, and the owner and occupier of the land are precluded from contracting out of the Act, the occupier is not released from his responsibility under any contract entered into prior to the 26th March, 1891, to pay tithe rent-charge, so far as the sum to be paid by him as the consideration for his holding is concerned, for it is expressly provided that whilst he shall cease to be bound by that part of his contract (to pay direct to the owner of the rent-charge), he is during its continuance to repay to the owner of the land such sum as the owner has properly paid for tithe rent-charge on the holding, and the owner of the land can recover from the occupier such sum as arrears of rent. The owner cannot, however, recover costs incurred by him in disputing the claim of the owner of the rent-charge.

The owner of the land, at the risk of losing his right to recover from the tenant the amount of the rent-charge, is required to serve on the owner thereof notice of the occupier's liability to pay it, and the owner of the rent-charge must, when making an application to the County Court, file with the Registrar a copy of the occupier's liability notice, and notice of the application will then be served both on the owner and on the occupier of the lands, both being thus given the opportunity of raising any question at the hearing. To entitle the landowner to recover from the occupier the amount of the tithe rent-charge he must already have paid it himself, and before taking steps to recover from the occupier he should be able to produce a receipt showing he has paid it, as the Act provides that every receipt given for such sum (as the owner has properly paid and the occupier is

liable to repay) shall state expressly that the sum is paid in respect of that tithe rent-charge. When, therefore, an owner holds lands in the occupation of several tenants in one parish, he should be prepared to produce a receipt for the rent-charge paid in respect of each occupation.

When in the confirmed Instrument of Apportionment or Altered Apportionment a separate sum is not charged on the different fields or holdings, there is provision in the Act for the apportionment of the sum paid by the owner, in such a way that each occupier shall be liable to repay only such proportion of the sum as the rateable value of his holding bears to the rateable value of the whole of the lands out of which the rent-charge issues.

So also when lands held at one rent together with lands in another parish are the subject of an order of the Court, the amount of rent recoverable by the receiver shall be apportioned by the Court according to their rateable value. One object of this provision is, no doubt, to protect the rights of the respective owners of the rent-charge in different parishes where the lands are held together at one rent. But the receiver has the like rights as are given to the owner of the rent-charge by Section 85 of the Tithe Act, 1836, of recovering from all the lands within the parish occupied by the same owner, or by the same tenant and owner, as the lands out of which the rent-charge in arrear issued. The provision for the apportionment of the amount according to rateable value is an entirely new one, and even if the object of the Act was to provide a means of enabling the Court to make a division on a basis that was readily accessible, and on lines that would insure the rent being

sufficient to meet the claim, I think, as the rateable value would include the value of buildings, an apportionment according to area would have been quite as simple and more equitable.

This principle of apportionment by the County Court according to rateable value does not apply to the case of a rent-charge on an estate or plot that has been divided since the apportionment or last altered apportionment into several ownerships; for where a landowner shall have paid the whole of the rent-charge on a divided plot (as he is liable to be called on to do), his remedy for enforcing contribution is under Section 16 of 5 and 6 Vict., c. 54, where, upon the refusal or neglect of any of the other owners or occupiers to repay to him what shall appear to him to be their just proportions after a demand in writing, he is empowered to summon them to appear before two or more Justices of the Peace, who, the section provides, "shall determine the just pro-" portion of rent-charge so paid which ought to be " contributed" by the others, and thereupon it shall be lawful for the complainant to take the like proceedings for enforcing payment of the amount and the costs "as " are given to the owner of the rent-charge" by the Act of 6 and 7 William IV., c. 71, or that Act. But Section 10 (4) of the Tithe Act, 1891, requires that "any enactment in " the Tithe Acts . . . . directing any expenses, rent-charge " or other sums to be recovered as tithe rent-charge " shall . . . . be construed to refer to the recovery of " tithe rent-charge under this Act." So that the owner who has obtained a Justice's order must (if the amount is not thereupon paid) come with it to the County Court (as the owner of tithe rent-charge would) for the appointment of an officer to recover it.

Under any circumstances, the wisest course for a landowner who is interested in a divided field or estate charged with one amount of rent-charge to follow, is to apply to the Board of Agriculture to re-apportion the rent-charge when the contributions recoverable would be more than 5*s.*, or to order it to be compulsorily redeemed under Section 32 of 23 and 24 Vict., c. 93, when the shares payable would be less than that sum.

In neither case would the applicant be responsible for more than his proper share, as under the Tithe Acts the expenses of an altered apportionment and the consideration money and expenses of a redemption are to be borne and paid rateably by the owners of the land.

THE PROCESS OF RECOVERY NOW AVAILABLE to the owner of the rent-charge is as follows:—

The rent-charge being not less than three months in arrear, and unpaid, the person claiming to be entitled to it (who is called the applicant) must file with the Registrar of the County Court of the district a notice of application in one of the forms given in the appendix to the Tithe Rent-charge Recovery Rules, with as many copies as there are persons to be served, and where an occupier's liability notice has been served on him, a copy of it must be filed at the same time. The applicant must also pay the fee named in the schedule to the Act for this notice at the rate of one shilling for every five pounds or fractional part of five pounds. An application may be made on behalf of the owner of the rent-charge by his agent, although not a solicitor, but an agent must be prepared to produce a written authority or to satisfy the Registrar that he has general authority to collect the tithe rent-charge in question. The Registrar will

appoint a day for hearing the application, and will, at least ten days before the hearing, cause the notices to be duly served.

The owner or occupier so served (called the respondent), if desirous of opposing an application, should file with the Registrar, at least five clear days before the hearing, notice of his wish to oppose the application, with the grounds of such opposition stated on the form provided. But it should be borne in mind that, by giving notice of opposition, a respondent renders himself liable for the costs incurred subsequent to the notice, except where it is only an application for time. A copy of the notice of opposition on the same day it is received by the Registrar is required to be forwarded by him to the applicant, who, unless he is well acquainted with the procedure, will on receipt of such notice be well advised to instruct his solicitor to appear and act for him, both for the reason that technical points may be raised which his solicitor's better knowledge will enable him to deal with, and because a plaintiff under the County Court rules cannot be allowed more than his travelling expenses, whilst a solicitor can claim all costs incurred after the service of the notice of opposition.

When no notice of opposition has been given, or when notice of opposition has been given and no respondent appears, and the amount is not paid, an order may be made without a hearing. When no notice of opposition has been received (as the applicant would have nothing to prove) it is not usual to require his attendance at the Court; but the applicant should take he precaution to inform the Registrar that the sum due has not been paid, and he should at the same time lodge the fee payable for making the order (which is half as

much again as the fee already paid), or, in his absence when called, it may be supposed by the Court that the claim has been settled, and the case be struck off the list.

An applicant for an order who has received notice of opposition must be prepared at the hearing with such evidence as will be required to dispose of the points raised by the respondent in such notice, bearing in mind that the respondent must specify in the notice (which has to be given five clear days before the date appointed for the hearing) the grounds of such opposition, and that any ground of opposition not mentioned shall not be entertained by the Court, except with the consent of the applicant or by leave of the Court. But the Court may grant that leave, on such terms as to adjournment, payment of costs or otherwise, as the Court may think fit. For the purpose of identifying the land, if required to do so, it is desirable for the applicant to have with him certified copies of the tithe map and apportionment, if the original instrument is not readily procurable.

The original instrument and map are evidence under Section 64 of 6 and 7 William IV., c. 71.

When the lands are in the occupation of the owner the order is to be executed by the appointment of an officer of the Court to distrain. In any other case by the appointment of a receiver of the rents and profits of the lands, and the receiver may with the consent of the Court be the applicant's nominee.

A receiver having been appointed, it is his duty to give notice as soon as possible to the occupiers of the lands, and to require them to attorn as tenants to him and to give him such particulars as he may require with respect to their tenancies, and should an occupier refuse to do so, to apply to the Court for a summons requiring

his attendance as a witness, and if necessary to produce any books, deeds, and writings in his possession. Also if the payment of rent in arrear has to be enforced, it is the receiver's duty to apply to the Court to make an order authorising him to distrain in the name of the owner of the lands, or such other order as the Court may think just under the circumstances of the case.

Or should he find the owner in occupation of any of the lands (and he will neither pay nor attorn tenant to him) the receiver must report to the Court, and after the owner has had an opportunity of being heard, the Court may order the amount, with costs, to be recovered by distress.

Should the officer appointed to distrain find that there is no sufficient distress and that it would be useless to attempt any further distress, he has to report in writing to that effect both to the applicant and to the Court, when the ultimate remedy by obtaining possession of the land under Section 82 of the Tithe Act 1836 remains as before.

It is expressly provided that nothing in the Act shall impose or constitute any personal liability upon the owner or occupier of the lands for the payment of any tithe rent-charge or other sum recoverable under the Act, and that the Court shall not, by virtue of that Act or of the County Court Act, 1888, have any power to imprison any such owner or occupier (by reason only of non-payment), and shall in any other case have no other or greater powers of fine and imprisonment than are conferred by the County Courts Act, 1888.

These are restricted to a fine on any person of £5 (or imprisonment for seven days) for wilful insult offered to the Judge or to other officers and persons who are men-

tioned, and to a fine of £10 on a witness who shall neglect to appear or produce books, &c., when summoned so to do.

The Corn Averages.—I suppose that few owners of tithe rent-charge or their agents trouble to calculate for themselves from the corn averages published in the *London Gazette* the sum payable each year as tithe rent-charge, but most of us are content to adopt the tables published annually for the purpose.

It is, however, important that an applicant for an order should be prepared, if called on to do so, not only to produce the *London Gazette* in which the corn averages were published, but also to show that the sum applied for is correctly stated. I have therefore added a note and given figures in an appendix to this Paper showing the system on which these averages are applied to the tithe rent-charge.

We must not lose sight of the fact that, although in recent years its operation might be admitted to give rise to such a supposition, this corn basis was not, as is sometimes supposed, adopted with the idea of regulating the payments to the varying degrees of prosperity of the farming industry, but with the object of insuring that the rent-charge (which was to be a permanent charge on the land) would never cease to represent the value of the original tithe, no matter how large the discoveries of gold or how great the variation in the purchasing power of money might be.

The effect of adopting a fixed annual money payment in lieu of tithes is well illustrated in a recent report of the Board of Agriculture, wherein reference is made to a modus or "fixed customary mode of tithing in lieu of

" tithes in kind." It is said: "The commonest modus was " 2d. an acre for the tithe of land, and this sum was pre- " sumably the full value of the tithes at the time when " the modus originated not later than towards the end " of the twelfth century, since a contract would not have " been assented to and continuously acted on which was " manifestly unfair to one of the parties at the time of " making it. But at the time of the general commutation " in 1836, the tithe in kind of an acre of land may be " taken as probably averaging about 4s., and if this be so " it follows that 2d. in or about the twelfth century re- " presented in these cases approximately the same value " as 4s. in the nineteenth, or, in other words, a money " payment fixed at the earlier period would be depreciated " now to about one twenty-fourth of its then effective " value."

"Owner."—So much depends on a correct appreciation of the term "owner" as used in the Tithe Acts, that it is important to consider its meaning very carefully.

It is often erroneously assumed that only persons having a fee-simple interest in the lands are owners, and that all lessees and tenants are alike only occupiers, but this is very far from being the case.

Under Section 9 (1) of the Tithe Act, 1891, a reference to an owner (except in the case of the Queen and the Duke of Cornwall) means the same officers or persons as are mentioned in the Tithe Act, 1836.

In that Act (Section 12) the term "owner" means and includes every person who shall be in the actual possession or receipt of the rents or profits of the lands (or tithes), without regard to the real amount of interest

of such persons. A tenant for life and a lessee for lives, or for a term originally exceeding fourteen years, holding at a rent less than two-thirds of the clear yearly value of the premises, are owners, although in such cases the persons to whom they pay the rent are also owners jointly with them.

Although it might be supposed that difficulties would arise over the question of the relative degrees of ownership, particularly in the case of building lessees, I have not myself met with any that have given much trouble in actual practice.

It should be borne in mind that the ordinary building lessee for a long term holding at a ground rent is an owner, and in practice he alone (unless the Court should otherwise direct) may usually be treated as such by an applicant, for in the case of a joint ownership service on the owner in possession and receipt of the rents and profits (*i.e.* the rack-rents) is good service on the other owners; and in cases of difficulty it should be remembered that it is competent for proceedings to be taken against "the owner of the lands" without mentioning any name on the notice of application.

Any doubt as to the position of lessee and lessor in these proceedings, and as to the nature of the remedy of the owner of the rent-charge, has been set at rest, on an appeal heard in the Court of Queen's Bench from a decision in the County Court in the case of *Peed, as Agent for King's College, Cambridge,* v. *King and Others*, which resulted in a decision that the only rents the receiver can take are the rack-rents payable by the actual occupiers of the premises. The details of this case will be found in Appendix B.

Not very long after this point had been decided, I was appointed to carry out in the same county a re-

demption of tithe rent-charge in which there were upwards of 3,000 contributories concerned, who had to pay among them between £3,000 and £4,000, and most of them held the plots of land on which their houses were built for long terms at ground rents. About 70 of these neglected or refused to pay me their contributions, and it became necessary, in order to complete the redemption, to apply to the County Court in accordance with Section 10 (4) of the Tithe Act, 1891, for orders to enforce payment. In some cases I applied for orders against the "owners" without naming them, in others against the lessees as owners. I received 46 notices of opposition, nearly all of them from lessees (whether named or not), in most cases on the ground (amongst others) that "they were not the owners of the "land."

These applications came (as in the course of the hearing it transpired) before the same County Court Judge by whom the case of *Peed* v. *King* had originally been heard. The lessors on whose estate most of the property was situated had received notice of the lessees' contention, and were represented by counsel, whilst most of the lessees also had legal assistance.

In the result, the Court, in view of the decision in the case of *Peed* v *King*, made the orders appointing an officer to distrain where the lessees admitted they were in actual occupation of the premises, and appointing a receiver of the rack-rents payable by the occupiers in all other cases.

I may mention that the sums due were small, and were then promptly paid.

At a later stage, one of these lessees demanded from the lessor a contribution to the redemption money in respect of his reversionary interest, and payment of

the sum demanded having been refused, he brought an action in the same County Court for its recovery; but after full argument the case was decided against him.

What I understand to be the practical bearing of this question, as affecting the respective interests of lessees and lessors, is dealt with on page 271 of vol. v. of the *Professional Notes* (Section III.).

Touching the question of the recovery of redemption money under the Act, it may be convenient at this point to refer to

Other Sums recoverable as Tithe Rent-charge.—By Sub-section 4 of Section 10 of the Tithe Act, 1891, any expenses, rent-charge, or "other sums" directed by any enactment in the Tithe Acts to be recovered as tithe rent-charge are to be construed to refer to the recovery of tithe rent-charge under that Act.

This would include: (1) the consideration money and expenses of the redemption of tithe rent-charge or corn-rents; (2) the expenses of an altered apportionment; (3) corn-rents converted into tithe rent-charge, but not corn-rents under local Acts.

Until 1894, when the question was settled by the Court of Queen's Bench on an appeal in the case of *The Queen* v. *Paterson, Judge of the County Court of Essex at Southend, in a plaint Grellier* v. *Clark*, and it was decided that redemption money and expenses are recoverable under the Tithe Act, 1891, doubt had been expressed as to whether an application to enforce payment of contributions to a redemption rate could properly be made under that Act, and it must be admitted that the meaning of the sub-section at first sight is not so clear as it might be.

The particulars of this case will be found in the Law Reports, 1895, 1 Q. B., p. 31, and in part 2 of vol. vii., page 195, of the *Professional Notes.*

Allowance of Time.—In the case of a charge for which there is no personal liability, and for the recovery of which the land itself is liable, it is difficult in the absence of express direction in the Act to imagine circumstances that would justify a claim on the part of a respondent for an allowance of time beyond the statutory periods mentioned in the Act, particularly when it is borne in mind that it is expressly provided (Section 10 (3)) that nothing in the Act shall alter the priority of any tithe rent-charge in relation to any other charge or incumbrance upon the land, and Section 2 (2), that if there is no sufficient distress the owner of the rent-charge may proceed to obtain possession under Section 82 of the Tithe Act, 1836; but in view of the perverse ingenuity of some respondents it is as well to be prepared to meet such cases.

The only reference to the subject in the Act itself is an incidental one in Sub-section 2 of Section 5, dealing with "Restrictions as to costs," where it says that "no "costs either of a solicitor or of a witness shall be "allowed in any case where the amount claimed is paid "without further proceedings, nor where notice of in-"tention to apply for time to pay the titheowner's "claim has been given," and no provision whatever for dealing with an application for time is made in the rules—unless Rule 57 referring to "any matter or 'thing not specially provided for under these rules" can be construed to refer to it—but the Forms suggest it, and on Form 5 in the Appendix of "Notice of Opposition" the

words "I intend to apply for time to pay the claim" are printed.

Although in some notices of opposition that I have received these words have been adopted by respondents, I do not recollect a case where the circumstances appeared to warrant their introduction, nor have the applications for time been treated by the Court as having been given with any motive but that of a pious hope of postponing as long as possible the day of reckoning.

In the case, however, of *The Ecclesiastical Commissioners* v. *Stallon*, a County Court Judge after expressing a desire to suspend the order for six years actually intimated his intention to do so for eighteen months. The Commissioners appealed to the Divisional Court, and the case was argued in the Court of Queen's Bench (before Lawrance and Wright J.J.). Counsel for the appellants submitted that there is absolutely no power whatever in the County Court Judge to give any time under any circumstances in such cases, or to postpone judgment to which a plaintiff is entitled. The case was fully argued on both sides, and the Court made an order setting aside so much of the order of the County Court as suspended the distress for eighteen months, and referred the case back to the County Court to consider whether any time should be allowed, the Divisional Court not deciding whether the County Court had or had not any power to allow time. A point of importance arose, although not the one directly dealt with, as to whether the amount in question being two years in arrear the owner would be prejudiced in the recovery of part of it if further rent-charge became due during the proceedings and before the sum named in the order was paid, and it is to be regretted that this point could not have been definitely

settled in view of the fact that the sum for which the owner of the rent-charge is entitled to obtain possession of the land under Section 2 (2) of the Act of 1891 and Section 82 of the Tithe Act, 1836, is limited to the amount of two years' rent-charge.

Under the circumstances it would at least not seem prudent, when the sum is large and the proceedings likely to be protracted, for the owner of the rent-charge to wait until two years' arrears are due before commencing proceedings, as in such a case the whole period between the date of the commencement of proceedings and the falling due of another half-year's rent-charge cannot exceed three months, and some County Courts do not sit oftener than once in two or three months.

Remission.—Another new principle as affecting tithe rent-charge was introduced by the Tithe Act, 1891, in the form of a provision for the remission of a portion of the rent-charge under certain stated conditions; and as some misconception exists as to the intention of those by whom it was framed, it will be well to recall the words of the then President of the Board of Trade (Sir M. Hicks-Beach) when submitting the Bill to the House of Commons on its second reading.

Referring to the temporary depression of agriculture which in the opinion of those most experienced in such matters was "by no means likely to be of a permanent "character," he said:

"The principle upon which we have attempted to "deal with these hard cases is that *the tithe rent-charge* "*should never be permitted to exceed the net profits of* "*the land*," that it would be impossible to apply this principle "without the intervention of some local

" tribunal accustomed to the practice of local valuation, " because where land is not let it would be difficult to " arrive fairly at the net value of it in any particular " year without ascertaining the rent it might reasonably " be expected to let for," the proposal therefore was: " That the assessment of the land under Schedule B of " the Income Tax shall be taken as the *gross* annual " profit of the land," and from it, in order to arrive at the *net* profit, it was proposed to deduct one-third, which it was believed would not merely allow " for " repairs, maintenance, and management of the property, " but would also leave some beneficial interest to the " payer of the tithe rent-charge."

At a later stage he said: " The object of the clause is " to secure to the owner of the land something which " will give him sufficient interest in the land to keep it " in cultivation."

With this object Section 8 (1) provides that " where " a sum is claimed on account of tithe rent-charge " issuing out of any lands, and the County Court is " satisfied that if the sum claimed is paid, the total " amount paid on account of the tithe rent-charge for " the period of twelve months next preceding the day " on which the sum claimed became payable will exceed " two-thirds of the annual value of the lands as " ascertained and entered in the assessment for the " purpose of Schedule B to the Income Tax Act, 1853 " . . . . the Court shall order the remission of so much, " whether the whole or part of the sum claimed as is " equal to the excess, and the amount so ordered to be " remitted shall not be recoverable."

Provision is also made to enable any owner or occupier to obtain from the Commissioners of Taxes, on

payment of a fee of one shilling, a certificate of the annual value of his lands, and it is important to observe that the production of this certificate at the hearing in the County Court, or proof of the assessment for the purpose of Schedule B, is a condition precedent to obtaining a remission.

I believe a good many notices of intention to apply for remission have been given, the respondents supposing that their own estimates would be accepted as the measure of value of the property, but the actual number of cases in which the parties substantiated their claims during the first six years of the working of the Act has been three.

These figures, as well as others compiled from the published annual returns of the County Courts throughout the kingdom, will be found in the table printed as Appendix C to this Paper. I wish to call particular attention to this table, especially the attention of those who have not had much practical experience in carrying out the Act. The facts there set forth will dispel many false impressions and show how mistaken is the charge brought, sometimes in ignorance, sometimes perhaps from unworthy motives, against the landowners of this country, that there is a widespread desire on their side to evade their part of the bargain that was made at the commutation of the tithes.

Table printed as Appendix C.

The average annual number of orders made in the six years has been 713, whilst the average number of opposed applications has been only 132. With these figures before us, it is interesting and somewhat

amusing to recall the circumstance that in the discussion on the Bill, in 1891, a suggestion which was not seriously questioned was put forward in the House of Commons that, for the recovery of tithe rent-charge upwards of four hundred thousand County Court orders per annum might have to be made under this Act.

But the actual figures, small as they are, are subject to a still further reduction on account of the number of orders for the recovery of redemption money which are included in them. What the number of such cases may be the returns do not show, but it will be recollected that in the course of this Paper I have instanced one case of redemption (in the year 1894), where there were, in one Court and on one day, 46 opposed applications for redemption money, and I could myself account for several more in the same year.

Again, referring to the table, it will be seen that the average annual sum for the recovery of which orders have had to be made is £3,513, which, but for the important object lesson the figures teach, would hardly be worth attention when considered in relation to the £2,500,000, which I estimate to be the present annual amount of tithe rent-charge alone.

It must not be assumed that this small proportion of the gross amount, for the recovery of which compulsion has had to be applied, is to any considerable degree due to the operation of the Tithe Act, 1891. In my experience, and I venture to think in the experience of most of those who are engaged in the collection of tithe rent-charge and of redemption money, the number of persons in these six years who have neglected to pay until compulsion has been applied is substantially neither more nor less than it was before the agitation that preceded the introduction of this measure, and that the class of

persons who "on principle" never pay any rate or charge until compelled forms no inconsiderable proportion of the whole number.

Costs.—One item in the table will appeal to those upon whom the duties of making these applications and of giving effect to the orders of the Court have devolved, that of the small amount of costs recovered (viz. £154 exclusive of the court fees), due no doubt to the exceptional piece of legislation which restricted these costs.

The trouble and expense to them of journeys and attendances, to support applications opposed on grounds often frivolous and vexatious, have I know been considerable.

Whilst the courtesy of the County Court officials, and their mastery of the details of a subject that requires a knowledge of the earlier Acts, as well as of the Act of 1891 and the rules framed under it, must I think be generally acknowledged, it is hardly to be wondered at if at first the new and often arduous additional duties imposed on them by this Act were not accepted with alacrity.

The duties required of officers appointed to enforce payment involve, besides a knowledge of the Acts and rules, considerable clerical work in the preparation and service of innumerable notices, and the performance of long and often fruitless journeys, whilst the allowance of five per cent. (which is the extreme limit of a receiver's remuneration, and must cover all his expenses) is absurdly inadequate for his services in the recovery of small sums, and in my experience these sums are more often small than large. Each case must of necessity be separately dealt with, and even if they came in large batches it would require some ingenuity to show how a

receiver who is out of pocket over each individual case would be remunerated for his services because he was dealing with a large number of them.

The Tithe Act, 1891, whilst it has made the duties of those who have to enforce payment under it in many respects more arduous, has effected the important object of relieving the occupying tenants from the liability to have their goods taken to discharge an obligation laid upon the owners, by transferring the liability to the shoulders of the owners, who, it must be said, have borne the incidental trouble and expense with characteristic absence of complaint, whilst it has effectually stayed the progress of an agitation, largely artificial, by abolishing a method of procedure which had become a source of irritation and a motive of resistance to the payment of tithe rent-charge at all.

To those who are engaged in the collection and recovery of tithe rent-charge much that I have introduced into this paper will be already familiar. But the majority of the members of the Surveyors' Institution represent the large body of landowners, who are payers rather than receivers of tithe rent-charge, and it appeared to me that they might perhaps be interested in certain details with which they may not in all cases have had immediate reason to make themselves acquainted, and some importance seemed to attach to certain cases which had come under my notice, but which are not printed in the *Law Reports*. A full consideration of the question of recovery of tithe rent-charge can hardly be entirely dissociated from that of its redemption, and with the unique opportunity now afforded me of eliciting the opinions of representatives

of both classes affected by the settlement of 1836, I venture to add to an already lengthy paper a few observations on this important branch of the subject.

Redemption.—It is hardly possible to apply the same method to all cases alike, and for this reason I submit that the first essential in the consideration of this question is a proper system of classification. By keeping this in view difficulties that would attend the production of a comprehensive measure disappear.

The classification I suggest is that which I submitted in my evidence before the Royal Commission in 1891, and which with one unimportant exception the Commissioners substantially adopted in their report.

My classification is as follows:—

1. Tithe rent-charge where the sum *upon each separate ownership* is small.
2. Tithe rent-charge upon land that has been built over and divided into numerous small ownerships or into lots held by different beneficial leaseholders.
3. Tithe rent-charge upon estates or plots that are about to be sold for building purposes.
4. Tithe rent-charge upon land taken for public purposes.
5. Tithe rent-charge upon agricultural lands.

In considering this classification I may perhaps be permitted to point out that distinction should also be made between rent-charge payable to clerical incumbents and to lay impropriators, as whilst the interest of the former is confined to the period of occupancy of the benefice, that of the latter is unrestricted, and a lay impropriator is as free to sell and dispose of his tithe

rent-charge, and to spend or invest the purchase money, as the owner of any other estate.

There is already power under the Act 41 & 42 Vict., c. 42, to deal by compulsory redemption with Classes I. and II., but it requires to be supplemented:

(A) By authority being given to the Board of Agriculture, at their discretion, to include in an order for redemption all such rent-charges in a parish or district from which they have received an application, so that all such cases in one district may, as far as possible, be dealt with at one time;

(B) By more stringent powers of recovery than are now provided; and

(C) By a provision to meet cases of special hardship where small owners would have to contribute sums which it would be beyond their means to discharge at short notice.

I think the maximum rent-charge on a single ownership to which compulsion should be applied might be five shillings. It is the minimum named in the Tithe Act as that below which no rent-charge can be reapportioned, and is already recognised in practice. But even with this limit there might occasionally be cases where it would be necessary to assist payers by advances, the repayment of which could be spread over two or three years.

To meet this last point the Royal Commissioners recommended that the Public Works Loan Commissioners should be authorised to lend such sums as might be found necessary. I am convinced that with such a limit a very small sum would, under judicious administration, suffice, and I think the needful authority might be given to the Board of Agriculture itself to create a

fund for this purpose out of the moneys which it receives as fees.

Redemption money should be recoverable by the simplest and most expeditious process, and in the case of vacant building plots either from the owner personally or his property wherever situate. If he cannot be found, the redemption money and expenses due in respect of it, with interest, might be a charge on the land itself.

The object of compulsory redemption in Class III. (plots that are about to be divided for building purposes) is to prevent the recurrence of the conditions that now prevail (in Class II.) where plots on which the tithe rent-charge has not first been redeemed have become minutely subdivided in ownership.

As to Class IV. (tithe rent-charge upon land taken for public purposes), the Commissioners in their report said: "Section 1 of the Tithe Act, 1878, requires the "rent-charge to be redeemed on lands taken for various "public purposes. This requirement has to a large "extent been disregarded either because the local "authorities are ignorant of its existence, or because of "their disinclination to redeem at 25 years' purchase of "the commuted value. In the majority of these cases "the security to the titheowner is improved rather than "impaired by the taking of land for a public pur-"pose. There would appear to be no sufficient reason "why the tithe rent-charge on these lands should be "treated differently from tithe rent-charge on other "lands."

My own impression is that ignorance of the existence of the requirement is the more frequent reason for this neglect to comply with the Act, for where the provision is brought to the notice of the bodies concerned I have

generally found it is readily complied with, and I may repeat here the view I expressed to the Commissioners that "to public bodies and companies no doubt the "question of redemption is usually one of the value of "the investment, and where the capital is invested in "trustees' securities yielding $2\frac{3}{4}$, or less than 4 per cent., "a compulsory order for redemption at a rate which "would not be unprofitable as an investment of capital, "would possibly not be unfavourably received."

It seems probable that in considering redemption as an investment, the desire which often influences the private investor, of an immediately profitable return, does not affect public bodies to the same extent. They recognise that their undertakings are—what, I think, the settlement at the commutation was promised to be —permanent and for all time, and that an investment that would be unprofitable to the present generation at a time of extreme depression, when the corn averages are unprecedentedly low, may not prove so in the long run, if, at least, we may accept "the opinion of those "who are most experienced in such matters," that "the "present depression is by no means likely to be of a per- "manent character."

There then only remains the fifth class of tithe rent-charge. Whilst this is by far the largest class, it is the one in the collection of which there is the least trouble, and to the payment of which there is the least opposition.

It is and has always been open to the owners of the land and the lay impropriators (who are the private owners of from half to three-quarters of a million of tithe rent-charge) to make their own bargains in the purchase and sale of their property without the assistance of the legislature, and to what extent they

have done so is probably best known to the members of this Institution.

Whether redemption is desirable as a matter of estate improvement landowners are able to decide for themselves. Some holders of estates, however, that have been purchased subject to tithe rent-charge recognise that the annual payment of tithe rent-charge has amounted to a low percentage upon the additional capital that would have had to be expended in the purchase of the land as tithe free. Again, the occupying owner of tithe-free land pays annually more in rates than he would pay for the same land if subject to tithe rent-charge. In other words, the purchase of an estate subject to tithe rent-charge is in many cases equivalent to an arrangement by which part of the purchase money remains on mortgage at a low rate of interest, the accommodation being obtained without the expense of a mortgage deed or the control which a mortgage involves, and with the advantage that part of the rates, proportionate to the amount of interest coming to him, is paid by the person who is, so to speak, in the place of the mortgagee.

On the question whether redemption should be made universally compulsory, there is little to add to the observations of the Commissioners, who said in their report:

"We have not met with any expression of opinion on "the part of titheowners or tithepayers, nor generally "on the part of valuers and other skilled persons, in "support of a general compulsory measure for the "redemption of tithe rent-charge, nor does there "appear to be any movement of public opinion which "could be quoted or relied upon to justify such a "measure."

If this were the place in which to enter into political problems, I might be tempted to discuss the suggestion that has been put forward in recent years that tithe rent-charge is a national property. Suffice it to say however, that it is a large property, and at a time of great depression, which we are encouraged to hope is not to be permanent, when the annual value has touched a point lower than it has ever before reached, it would seem inopportune, and one party or the other would certainly regard it as unfair to bring forward any scheme for its general compulsory redemption.

APPENDIX A.

The Corn Averages.

By the original Act of 1836 (Sections 56 & 57) the average price of an imperial bushel of wheat, barley, and oats during the seven years ending on the Thursday next before Christmas Day then next preceding was required to be published in the *London Gazette*, and in the draft of every apportionment the number of bushels and decimal parts of a bushel of wheat, barley, and oats that the gross amount of rent-charge in the parish would purchase, supposing one-third part of the sum were invested in the purchase of each of the three sorts of corn, was to be stated, but it may be mentioned that by Section 4 of 1 Vict., c. 69, the apportionment need not contain the several amounts of corn charged on each estate or plot.

In every succeeding January the average price of wheat, barley, and oats for the like immediately preceding period of seven years was to be published in

the *Gazette*, and the rent-charge was to be varied accordingly.

Strange to say there was an error in the stated price of wheat in the first and most important advertisement that appeared.

In this advertisement the prices for the seven years ending on the Thursday next before Christmas Day, 1835, were given as

	s.	d.
Wheat	7	$1\frac{1}{4}$
Barley	3	$11\frac{1}{2}$
Oats	2	9

But this was corrected in a subsequent advertisement to

	s.	d.
Wheat	7	$0\frac{1}{4}$
Barley	3	$11\frac{1}{2}$
Oats	2	9

These prices, at which the conversion was to be made, were settled and confirmed by Act of Parliament (1 Vict., c. 69, s. 7), and the slip which brought this about is therefore not to be regretted.

By 3 Vict., c. 15, s. 20, it is enacted that every half-yearly payment of rent-charge shall be regulated by the averages published in the month of January next preceding every half-yearly day of payment.

Thus the rent-charge falling due on the 1st April, the 1st July, and the 1st October, 1898, or the 1st January, 1899, is regulated by the averages published in the *Gazette* of January, 1897, which were:

	s.	d.
Wheat	3	$5\frac{3}{4}$
Barley	3	1
Oats	2	2

And to calculate the variation of any sum, say £300, payable for the year ending on any one of those days the process would be as follows:

	£	s.	d.
If wheat at 7*s.* 0¼*d.* yield £100 what would it yield at 3*s.* 5¾*d.*	49	11	1¼
If barley at 3*s.* 11½*d.* yield £100 what would it yield at 3*s.* 1*d.* . . .	77	17	10¾
If oats at 2*s.* 9*d.* yield £100 what would they yield at 2*s.* 2*d.*	78	15	9
Total . .	£206	4	9

Being the value for 1898 of a rent-charge commuted at £300.

It is obvious that the same process can be applied to any required sum.

APPENDIX B.

Peed *v.* King.

John King and others, as trustees of the Society of Friends, were the freeholders of land in the town of St. Helen's, in Lancashire, let in building plots for 999 years at annual rents, which by the covenants could in no case exceed one-half the value of the buildings to be erected thereon, and these rents were to be paid to them free from all outgoings.

The owners of the impropriate tithe rent-charge, the provost and scholars of King's College, Cambridge, by their agent (Mr. Peed), called on the trustees to pay the tithe rent-charge on the lands so leased, and they

declined to meet the claim on the ground that they were not in possession, neither were they in receipt of the rents and profits of the land, and that the only estate they had was in reversion on the expiration of the term of 999 years created by the leases. Also that the lessees were the proper persons to pay the tithe rent-charge.

The owners of the rent-charge accordingly made application to the County Court, pursuant to the Tithe Act, 1891, for an order against the trustees for the appointment of a receiver of the chief or ground rents.

The case was fully argued in the County Court, and, after consideration, judgment was given that the trustees were "owners" within the meaning of the Tithe Acts.

The trustees appealed, and the case came on for argument on 3rd November, 1894, in the Court of Queen's Bench (Mathew and Charles, J.J.)

The Court having heard the arguments, and being informed that the order had not been drawn up, adjourned the hearing to allow the titheowners the opportunity of producing it, and directed that the case be sent back to the County Court Judge with the intimation of an opinion that the order could only be made to receive the rents from the occupier, and that if made as to the rents receivable by the trustees it would be wrong.

At the adjourned hearing on 5th April, 1895, the Court was informed that in the interval the order had been made in the form prescribed in the rules to the Tithe Act, 1891, and counsel for the owners of the tithe rent-charge admitted that the effect of the order was that the receiver could only collect rents from the occupying tenants, and not head-rents payable under their leases by lessees to lessors; and the Court made an order directing that the receiver should receive only the rents payable by occupiers.

APPENDIX C.

Summary of the Proceedings in the County Courts in England and Wales under the Tithe Act, 1891, during the Six Years 1891 to 1896, compiled from the Official Returns.

Year.	Number of Applications.	Number of Applications opposed.	Total Amount for which Applications made.	Total Amount Ordered to be Paid.	Total Amount of Court Fees.	Total Amount of Costs (exclusive of Fees).	Total Number of Orders for Distress and for the Appointment of a Receiver.	Number of Distraints made.	Number of Applications for Apportionment of Rent.	Number of Orders for Remission.
			£ s. d.	£ s. d.	£ s. d.	£ s. d.				
1891	242	8	625 12 10½	349 9 10½	23 17 0	9 0 10	104	20	—	—
1892	1,451	99	6,191 9 1	2,278 2 6½	153 13 0	130 14 6	438	118	1	2
1893	3,180	181	13,145 2 7	5,244 2 0	341 16 0	225 7 1	955	152	2	—
1894	2,708	136	13,306 9 4½	4,130 10 7	299 18 6	189 13 3	821	110	—	1
1895	3,730	196	14,734 9 1	4,341 13 8	365 3 6	220 13 6	936	95	3	—
1896	3,770	173	14,709 13 10	4,737 0 10	385 15 6	152 8 11	1,025	97	1	—
	15,081	793	62,712 16 10	*21,080 19 6	1,570 3 6	927 18 1	4,279	592	7	3
Average per annum for 6 years (omitting fractions and parts of a pound).	2,513	132	£10,452	£3,513	£261	£154	713	98	1	—

Note.—The figures include Tithe Rent-charge, Redemption Money, and other sums recoverable under Section 10 (4) of the Tithe Act, 1891.

* The sums paid into Court or settled after notice of application, but before the hearing, are not given in the Official Returns.

APPENDIX D.

CASES OF APPEAL FROM THE COUNTY COURT IN THE OFFICIAL RETURNS 1891 TO 1896* WITH REFERENCES WHERE REPORTED.

1893. *Jones* v. *Potts* and *Jones* v. *Cook*.—These cases relate to rates on tithe rent-charge that were due before the "Tithe Act, 1891." (*Professional Notes*, vol. vi., p. 260. L.T., Q.B.D., vol. lxix., N.S., p. 314.)

1893. *Hughes* v. *Rimmer*.—On an application by landowner for a certificate under Section 2 (6) of the Tithe Act, 1891, it is not necessary to show the liability of the occupier to pay the tithe rent-charge under a contract before the passing of the Act. (*Professional Notes*, vol. vi., p. 267. L.R. (1893) 2 Q.B., p. 314, and 69 L.T., p. 417.)

1894. *The Queen* v. *Paterson*.—Redemption money and expenses are recoverable as tithe rent-charge under "The Tithe Act, 1891." (*Professional Notes*, vol. vii., p. 195. L.R. (1895) 1 Q.B., p. 31.)

1894. *Peed* v. *King*†.—In the case of tithe rent-charge payable on land let on long building leases at ground rents, the order for its recovery can only be made to receive the rack rents payable by the occupiers and not the ground rents due to the lessors. (*Times Law Reports*, No. 2, vol. vi., p. 18.)

1896. *Ashmall* v. *Beaton*.—Respondent refused to pay tithe rent-charge accruing due during the progress of its redemption, and the County Court Judge declined to make an order for its recovery. Applicant appealed.

* There are ten cases of Appeal given in these Returns, viz.: One in 1892, three in 1893, three in 1894, and three in 1896, but the one in 1892 was printed in error in the Return, and the total number is thus reduced to nine cases.

† Two cases were settled by this appeal, one relating to Vicarial the other to Rectorial tithe rent-charge.

The Appeal was heard in Queen's Bench Division on 4th November, 1896 (Grantham and Wright J.J.) Held that the half-yearly tithe which accrued due up to the end of the half-year succeeding the date of the certificate of redemption was recoverable in the ordinary way (vide seventh Annual Report of Tithe Rent-charge Owners' Union).

1896. *Bishop* v. *Evans.*—Payment of the tithe-rent charge was refused on the ground that the applicant was not the owner of the tithe rent-charge, that the claim was statute barred, and on other grounds. All questions in dispute were referred to an arbitrator, and the Judge's order on the award was appealed against. Ultimately the matter was settled by the respondent purchasing the applicant's interest, whatever it was. The whole dispute was really a question of title. (Particulars supplied by Registrar of County Court at Carmarthen.)

1896. *Rix* v. *Tate.*—No order was made by the Judge of the County Court, " the land being unoccupied " and of no benefit to owner, and nothing upon the land " upon which to distrain." The applicant subsequently appealed, and on 14th May, 1896, the matter was heard by the Lord Chief Justice and Mr. Justice Wills, sitting as a divisional Court of the Queen's Bench. The original order was set aside and the matter remitted back for further hearing, and to make an order in conformity with the Tithe Act, the amount claimed and costs were paid prior to the further hearing. (Particulars supplied by Registrar of County Court at Beccles.)

Mr. J. H. Sabin (Professional Associate of Council), in proposing a vote of thanks to Mr. Grellier for his

Paper, said it would form, he thought, a most valuable addition to the Transactions of The Institution, and, coming from such an authority on the subject, would be of the greatest use to all interested in the recovery or the payment of tithe rent-charge. It summarised in a very clear manner what had been done by way of legislation, and suggested the necessary practical methods of carrying this legislation into effect.

The Tithe Act of 1891 was, he thought, principally remarkable for two things. In the first place, it was a very decided attempt to "legislate by departments," in that the Act itself contained very little in the way of practical operation, but left the operative clauses to the discretion of the Judges who drew up the rules, and there were therefore much more important matters mentioned in the rules than in the Act. That plan had since been adopted in one or two Acts, but he thought the Tithe Rent-charge Act of 1891 was the first instance in which it was so marked a feature.

The second point for which the Act was remarkable was that it was an attempt to get very cheap law, and he thought that, as a whole, it had succeeded in that respect. He had been looking at the interesting tables which Mr. Grellier had added as an appendix, and he found that the average cost of recovery in opposed cases, or rather in cases in which orders were granted, was 8s. including court fees. He did not suggest that those were the whole costs actually incurred by both parties, but they were the costs which were recoverable, and that average was, he thought, unique in the history of any similar proceedings in the County Courts, and most certainly differed from those in any other Court. This showed what the Legislature was capable of when it was resolved to do a thing cheaply, but he apprehended

that this result was largely to be attributed to the fact that the parties concerned were determined that the tithe rent-charge owner should pay as much of the costs as it was possible to make him pay, and that, on the other hand, if the tithe rent-charge payer was compelled unfortunately to pay anything on his estate, he should be charged as little as possible.

He did not remember any other example of legislation where what he might call for want of a better simile the "penny in the slot' principle was applied. The action of the Court was up to a certain point automatic. The agent for the titheowner need never go near the County Court if he took certain steps in due form. He sent his notice to the Registrar by post and paid the fee, If he got no notice of opposition he sent the hearing fee—it was very necessary to do that—and after he had sent the hearing fee he would not be troubled at all, in the event of there being no opposition, until the Registrar informed him that the amount was paid, and that it would be remitted at the titheowner's risk. He should say, subject to correction, that there was not another instance of such a peculiar method. At first, the Registrars and the County Court Judges evidently very much objected to this kind of novel operation, and there was a good deal of friction, but good sense prevailed in the end, and the number of cases in which County Court Judges and Registrars raised difficulties had been gradually diminishing, until it was now practically an unknown quantity. The operation of the Act, particularly in manufacturing districts, where the County Court Judges were not quite at home in agricultural matters, had caused, he believed, a good deal of friction, and some pressure had to be brought both on the County Court Judges and the Regis-

trars to carry out fully the intention of the Legislature; but, as he had said, that was disappearing.

He did not think that on the whole the alteration of the incidence of payment had reduced the actual number of payers. In his experience, both in the north and south of Lincolnshire, there were as many landowners as there were occupiers, if in "landowners" were included those who still required evidence by separate documents of what they had paid in respect of their lettings, and he did not think in the whole of England there was any reduction in the actual number of payers; but the incidence being removed from the occupier to the landowner now hit a different class of people, who did not on principle resist payment of tithe rent-charge. They recognised that it was a payment necessary to be made as freely as the rents which they received.

The operation of the Act had, of course, been considerably facilitated by the fall in the averages, and by the important fact that the amount of the tithe was paid by the person who really ought to pay it. Landowners had recognised that fact, and had loyally done what they felt to be their duty. There were very few landowners, he thought, who had attempted to escape payment, and that, even in the face of the reductions which of late had to be made in rents.

The Paper made no reference to one section of the Act about which he had been somewhat exercised. He was not aware that any case had been decided under it, but under Section 4 a very curious state of things appeared to arise. Section 4 provided that "where lands "are let on such terms as not to reserve a rent sufficient "to enable the receiver to recover from the owner thereof "the sum ordered to be recovered, the Court after such

" service on the owner or occupier of the lands as may " be prescribed, and after hearing such owner and " occupier, if they appear and desire to be heard, may " direct that the order for such recovery shall be executed " as if the occupier were the owner of the lands." This he took to mean that, in the event of the land being let rent free (that was a note in the margin of the Act), and tithe rent-charge being payable in respect of it, the occupier was still liable to distress if it could be shown that the rent was not sufficient to cover the rent-charge, and thus it would appear that, practically, if the lands were let tithe free, and unless a remission could be obtained under the Act, the occupier might be compelled to pay the tithe rent-charge, and, therefore, not be holding his land tithe free.

And it was further provided that if the occupier paid the tithe rent-charge (and it was not said at what stage the process of recovery was to stop) he should have a right of recovery against his landlord and might deduct the amount from the first payment he made to the landlord; but if the land were let rent free, then the Act provided that he might recover at some time or other, with an addition of four per cent. interest, until he did recover; but when that would be appeared to be rather a puzzle if he paid no rent. If he allowed the matter to go on until the end of his term he would still be in the same position of not having the opportunity of getting his money by deduction, and in the event of the landlord being bankrupt he might not get it at all.

This would appear to be a case in which there should be another automatic arrangement for a remission forthwith, for the Act obviously distinguished between "rent "free" and "of no value," and every one was aware that land might be held without rent, but yet might

be of value according to the surveyor of taxes' idea of value.

In getting a remission it was therefore not sufficient to prove that the land was let tithe and rent free, but it must also be shown that it was *properly* let rent free. The tithepayer must show that the land had no value whatever, and it was not sufficient to show that he was getting nothing out of it.

Another point was as to the recovery of tithe by the landowner who had paid it in cases of agreements made before the passing of the Act under which the tenant was liable to pay the tithe.

The occupier's notice having been served, and the titheowner having recovered from the landlord, the landlord was in the position of the titheowner under the old Act. He became owner of the tithe rent-charge for the time being, and he must therefore give a ten days' notice of his intention to distrain: he might be entitled to 2s. 6d., in addition, as some solatium, but in the event of his having to recover the rent by distress he might suffer, inasmuch as he would not have time to give the ten days' notice for the recovery of the tithe. As a rule, this difficulty was got over by the agent in some way or other; but there was no provision for the immediate recovery by the landowner of any tithe rent-charge paid by him.

There were many other interesting points suggested by the Paper and which he had no doubt would come out in discussion—possibly in the shape of some contributions to the *Professional Notes* by country members interested in the subject but unable to attend the meeting.

Mr. H. C. Newmarch (Fellow) said he had very

much pleasure in seconding the vote of thanks to Mr. Grellier for his able and interesting Paper, which was a somewhat difficult one to discuss after merely hearing it, and one which he was sure would repay the most careful study. It gave a very valuable summary of the present state of the law with regard to almost every point which could arise on the question of tithe. He had come, not to discuss the question, but to listen and to learn, and he had listened with great pleasure and had learnt much from the Paper.

There were one or two points upon which he should like to ask Mr. Grellier to enlighten him. At the beginning of the Paper he referred to tithe rent-charge being payable in half-yearly portions, but he thought he was right in saying that a good deal of the tithe in England was payable yearly only. That would apply also to the remarks on page 280, for it tended to remove the difficulty of time being given for recovery in those cases where a tithe was payable yearly. On page 280 Mr. Grellier had drawn attention to the difficulty a man might be in when he said: "It is to be regretted that " this point could not have been definitely settled in view " of the fact that the sum for which the owner of the " rent-charge is entitled to obtain possession of the land " under Section 2 (2) of the Act of 1891, and Section 82 " of the Tithe Act, 1836, is limited to the amount of two " years' rent-charge." Of course when tithe was payable yearly the titheowner had more time in which to recover than he would have in a case where it was paid half-yearly.

There also arose the question of corn rents, which he understood were recoverable under the procedure of the Act of 1891, but the amount of redemption money for corn rents payable under private Acts, passed pre-

viously to the Tithe Act, 1836—for there were some such corn rents—was not recoverable under the procedure of this Act.

On page 278 Mr. Grellier referred, as he understood him, to such corn rents under local Acts, which he distinguished from those recoverable as tithe rent-charge.

He also gathered from the Paper that a lay impropriator of tithe, who was the absolute owner (*i.e.* not merely a lay impropriator holding under a lease from the Ecclesiastical Commissioners), could make any bargain he liked with the tithepayer, and that the sale or purchase of the tithe rent-charge, *i.e.* the redemption of it, need not necessarily be carried out through the Board of Agriculture, but simply by private arrangement between the two parties. He confessed he did not exactly understand how this was done, but he gathered from the reader of the Paper that, in his opinion, such private bargains could be legally carried out.

There was another point which he did not think was dealt with in the Paper. Of course tithe rent-charge was deductable as an outgoing in order to arrive at an assessment of the land on which it is charged for rates. Tithe rent-charge itself was chargeable, of course, with rates; but in order to arrive at an assessment of tithe rent-charge, the titheowner was able to make certain statutory deductions to arrive at the nett—*i.e.* the true—assessment of that tithe rent-charge. Say the tithe rent-charge was £100 a year; of course there would be these deductions, and the property would be assessed at, say, £80 a year. If that rent-charge were redeemed the whole of the £100 a year would bear rates. Of course when it was divided up into very small amounts this was not a very material matter, but, considering the aggregate value of the whole of the

tithes in England, it formed a very large and important question, for the rates on the difference between the gross and the true, or nett, value of the whole amounted to a very large sum. He did not think that point had been touched upon in the Paper, and he would like to hear Mr. Grellier's views upon it.

With regard to the Act itself, he thought that all who had been accustomed to deal with the payment and receipt of tithe rent-charge would bear him out in saying that the general effect of the Act had been to smooth down some difficulties and to simplify the collection of tithes.

Mr. C. B. O. Gepp (Associate) said, that although he had much to do with the payment of tithes, the Act of 1891 still remained more or less a puzzle to him. He agreed heartily with the proposer and the seconder of the vote of thanks, that the Paper was certainly a very valuable epitome of the law and practice under the Act of 1891, and, speaking as a lawyer, he should say would be of great assistance to members of his profession.

He was a little amused by some of the remarks which fell from Mr. Sabin, who seemed delighted at the prospects of the question of costs being left out in the cold, or else to be making a sly hit at lawyers. The latter, he was sure, could not be the case, for there were many lawyers among the old Associates of the Institution, and there was always the most complete harmony between lawyers and surveyors.

One point to which he should like to call the attention of the meeting was the question of the remission of tithes under Section 8. It seemed to be assumed in Mr. Grellier's Paper that the annual value of lands under Schedule B meant the gross value. He thought most persons were

well aware that when the words "annual value" were used they did not always mean exactly the full annual value, but, for many purposes, the nett annual value.

Take for instance the Public Health Act of 1875. Lands liable to be rated and assessed under that Act were taken, he thought, at something like one-fourth instead of the full annual value. Having regard to the provisions of the Finance Act of 1896, he thought it would appear that the assessment to Schedule B, referred to in Section 8 of the Tithe Act, 1891, meant the sum on which the income tax was to be paid, and not the full annual value.

The terms of Section 8(1) showed that by the expression "annual value of the lands for the purpose of Schedule B" was meant, not the full annual value, but only the value according to Schedule B, whatever that might happen to be, and no reference was made to any particular Act, but only to the existing Schedule B as so ascertained. The meaning of the Act of 1896 had not so far as he knew been decided by a Court of Law, but if the Acts of 1891 and 1896 (Sec. 26 [1]) were read together, he thought that the conclusion must be arrived at that two-thirds of one-third of the annual value must be taken. It seemed rather unlikely that this was intended by the framers of the Act of 1896, but he should like to hear other opinions on that point, which he did not think Mr. Grellier had actually covered, except in regard to what was the intention at the time of the passing of the Act of 1891.

When one came to construe an Act of Parliament, it was not merely the intention with which the Act was passed which had to be considered. A Judge did not take that into account unless he found that intention within the four corners of the Act itself. He knew there

was a practical difficulty in getting a certificate from the Commissioners in accordance with that view, for the clerk to the Commissioners sometimes went to the surveyor of taxes, and the surveyor probably told the clerk to the Commissioners that he must take the gross annual value of the lands. According to the decided cases there was no authority for so doing. It was obvious why the surveyor of taxes took that view. Supposing the interpretation of those two Acts of Parliament to be what he had suggested it should mean, then a large remission of tithe would take place, and, of course, if that tithe were remitted, all the income tax on it would also disappear, and from that circumstance the anxiety of the surveyor of taxes to avoid such a remission naturally arose.

This of course raised the question how it was possible to get rid in any way of the difficulty. How was a proper certificate, framed according to law, obtainable?

Of course, under the law, the Commissioners were made in a manner arbitrators. But, as was well known, an arbitrator might be set right in the Queen's Bench if the principle on which he made his award was not in accordance with law, as in the well-known Tilbury Dock Arbitration Case, in which the arbitrator was sought to be put right on a point of law. If his recollection served him, the arbitrator's award was upheld, but the principle was established that the arbitrator must make his award in accordance with law.

Mr. H. Grimsdall (Visitor) said that, as a County Court official, he would venture to make a few observations on Mr. Grellier's excellent Paper. He thought after much practical experience that the work of the recovery of tithe through the County Court was not quite so automatic as Mr. Sabin seemed to hold, and he

would strongly advise any one recovering tithes to be present on return day, for he had found that, although no notice of opposition might be sent in, respondents frequently appeared on the return day. Experience proved that in many cases the notice of application did not reach the owner in time to enable him to give the notice of opposition required by the rules. The powers of the County Court Judge were very large, and properly so, and he never excluded any one from the right of being heard. There was machinery in the County Court known as a default summons, which had the effect of a writ in the High Court, and it was necessary for any one who intended to object to send in notice of defence. It frequently happened that no notice of defence was sent in, and judgment was entered by default; but there was power, notwithstanding, to allow a person (although it was requisite that notice be sent in) to come in and be heard, and therefore he would advise those who thought the proceedings were so automatic to be present on return day.

There was another remark as to friction between the County Court officials and those who had to recover tithes.

This was, to a large extent, brought about by incapability, and by the way in which the applications were made out. He might mention that in his own Court great attention was given to this matter, and every endeavour was made to avoid inconvenience to applicants, but five out of every six applications presented were wrong. That naturally brought about a certain amount of difficulty, to say the least of it, because it caused unnecessary correspondence.

Another point he might touch upon was the uncertainty which existed, before the decision in the case

Reg. v. *Paterson*, as to the recovery of redemption money and expenses under the Tithe Act of 1891. In his own Court, before that decision, orders had been made to recover redemption money and expenses. He should much like to know Mr. Grellier's views upon the point whether redemption money could be recovered after the expiration of two years from the date at which it became payable. Instructions were issued by the Board of Agriculture in July, 1892, in which they expressly stated that redemption money could not be recovered after that period. He believed they had since had some reason to alter their opinion, but, as far as his own Court was concerned, they always refused to allow proceedings to be taken for the recovery of redemption money after the expiration of that period. That was a rather important point, and he trusted that before the present discussion closed something definite might be arrived at. On the one hand it might create very great hardship, and on the other it might cause large costs in applying for a *mandamus* in order to compel the County Court Judge to hear and determine an application. In the experience of his own Court at the present time no applicant had been bold enough to take such proceeding.

Mr. Sabin desired to add that it was in the early days of the operation of the Act that there was the friction to which he had referred, but he fully appreciated the fact that there was now no difficulty, so far as he knew, between County Court Judges and Registrars and those who applied.

The vote of thanks having been put and carried unanimously, the discussion was, on the motion of Mr. H. Jonas, then adjourned.

To illustrate Mr J.

DLEBURY
Acres
866·190

BROUGHTON
Acres 141

HIGHER BROUGHTON

CHE
Acres 221

LOWER BROUGHTON

BROUGHTON

DOUGLAS GREEN

CHARLESTOWN

BLINDLE HEATH

SEEDLEY PARK

SEEDLEY

PENDLETON
Acres 1241·642

SALFORD

WALLNEY

PEEL PARK

ORDSALL PARK

SALFORD BOROUGH CEMETERY

INFANTRY BARRACKS

Manchester Race Course

SALFORD DOCKS

No 8 DOCK

No 7 DOCK

No 6 DOCK

No 5 DOCK

No 4 DOCK

No 3 DOCK

No 2 DOCK

No 1 DOCK

MANCHESTER SHIP CANAL

TRAFFORD WHARF

OLD TRAFFORD

Hattons Wood

BRIDGEWATER CANAL

CHESHIRE LINES RAILWAY

ROYAL BOTANICAL & HORTICULTURAL GARDENS

STRETFORD U. D.

STRETFORD
Acres
3256·505

MANCHESTER SOUTH JUNCTION & ALTRINCHAM RY

MANCHESTER SHEFFIELD & LINCOLNSHIRE RY

MANCHESTER & BOLTON LINE L & Y R

PENDLETON & HINDLEY LINE L & Y R

L & N W R

Manchester Assizes

HER MAJESTY'S PRISON

Salford Gas Works

Manchester Water Works

Cricket Ground

Football Ground

Cricket Ground Station

Recreation Ground

Nursery

Bowling Club

Tennis Ground

Hulme Hall Farm

Great Stone Farm

Chiffard Cricket Ground

Southern Cricket Ground

Vale Ground

Heath House

Oak Bank

Park House

Engine Shed

Mersey Irwell Navigation

Irwell Navigation

Irwell Navigation Canal

Irwell Navigation Canal Basin

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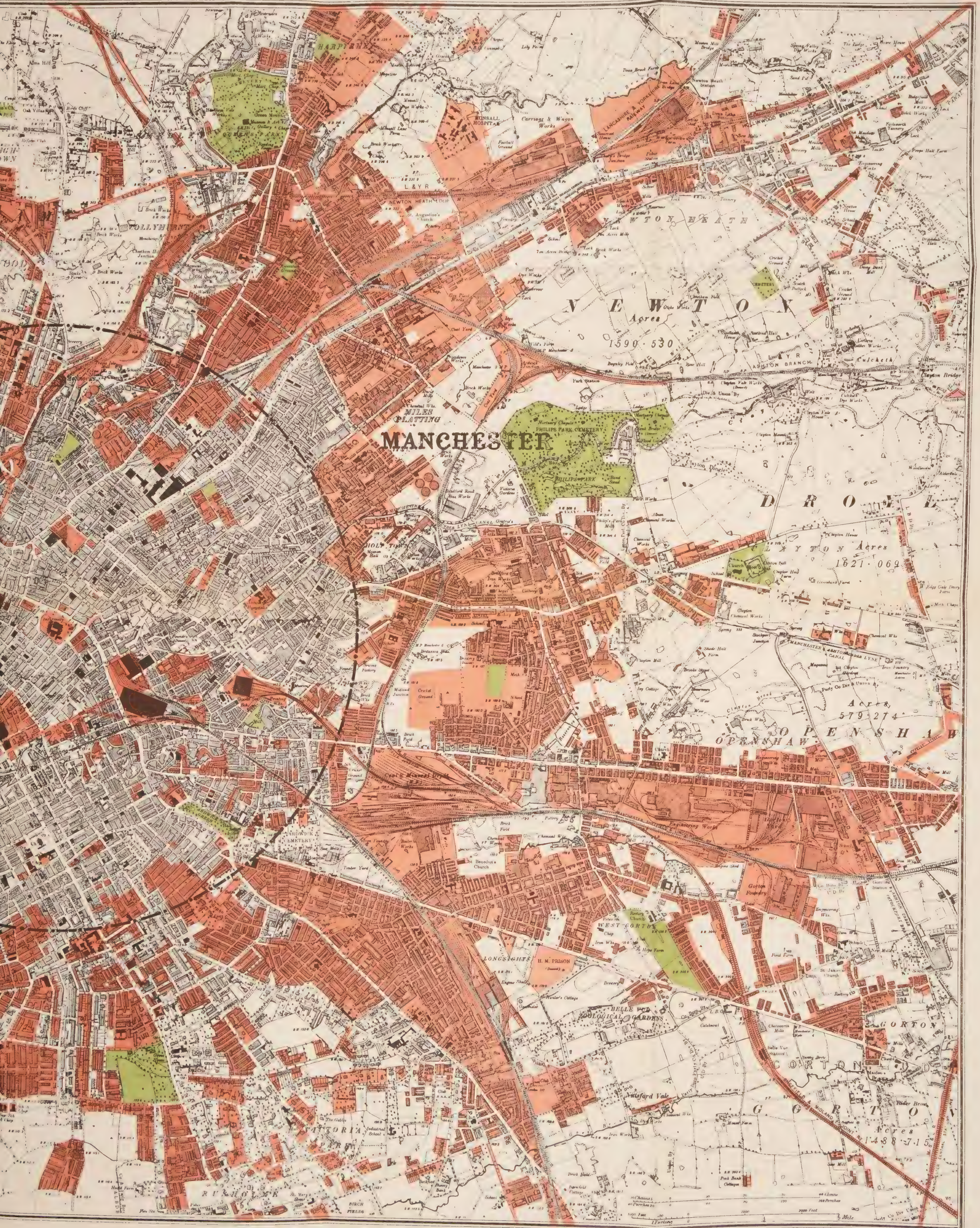

MANCHESTER
NEWTON
Acres
1590 · 530
DROYLSDEN
Acres
1621 · 069
OPENSHAW
Acres
579 · 274
GORTON
Acres
1488 · 715
HARPURHEY
QUEEN'S PARK
COLLYHURST
MILES PLATTING
NEWTON HEATH
PHILIPS PARK CEMETERY
PHILIPS PARK
Carriage & Wagon Works
Engineering Works
Gorton Foundry
WEST GORTON
LONGSIGHT
H. M. PRISON
BELLE VUE ZOOLOGICAL GARDENS
Irlam Vale
RUSHOLME
BIRCH FIELDS
HOLY TRINITY
ST. BENEDICT'S
ST. JOHN'S
ST. AUGUSTINE'S
CLAYTON BRIDGE
Culcheth
Clayton Hall
Clayton Pingle
Clayton Vale House
Clayton Hall Farm
Clayton Chemical Works
Clayton Mill
Shade Hall Farm
Stockport Junction
Newton Heath Station
Park Station
Gorton Station
Belle Vue Station
Openshaw Station
Ashton Branch
Hollinwood Branch
Lancashire & Yorkshire Railway
Manchester & Ashton-under-Lyne Canal
Ashton-under-Lyne Canal
Cheshire Lines Committee
Manchester, Sheffield & Lincolnshire Railway
Midland Railway
Manchester & Ashton-under-Lyne & Liverpool Junction Railway
Manchester & Leeds Railway
Manchester & Salford Junction Canal
Rochdale Canal
Ashton Canal
Irwell
Medlock
Corporation Reservoir
Philips Park Reservoir
Gorton Reservoir
Mersey Valley Dye Works
Britannia Mill
Brookside Mill
Dukinfield Tannery
Fairbairn Engineering Works
Culcheth Dye Works
Clayton Bridge
Newton Heath Station
Openshaw Engineering Works
Gorton Foundry
Belle Vue Station
Gorton Station
Openshaw Station
Park Station
Clayton Chemical Works
Clayton Mill
Shade Hall Farm
Stockport Junction
Newton Heath Station
Park Station
Gorton Station
Belle Vue Station
Openshaw Station
Ashton Branch
Hollinwood Branch
Lancashire & Yorkshire Railway
Manchester & Ashton-under-Lyne Canal
Ashton-under-Lyne Canal
Cheshire Lines Committee
Manchester, Sheffield & Lincolnshire Railway
Midland

Papers 235, 236, 237, 238.
Nos. 382, 383, 384, 385.

THE MANCHESTER MEETING.

AT

THE ORDINARY GENERAL MEETING,

Held on Wednesday, 20th April, 1898, in the Lord Mayor's Parlour, at the Town Hall, Manchester.

Robert Vigers (Vice-President) in the Chair.

The Chairman said his first duty to the meeting was of a rather painful nature to himself. He was there representing his friend Mr. Christopher Oakley, the President of the Institution, who, he was sorry to say, unfortunately unable to be present, owing to ill-health.

He must therefore ask the members, as he took the chair at short notice, to forgive him anything in which he fell short of the President's always admirable method of conducting the meetings.

The President had proposed to deliver an Address, which he was quite sure would have been of very great interest. This was the first time the Institution had met in any of the great provincial cities; and Manchester, with its very large number of members, seemed, as he thought would be agreed, a fitting centre in which to hold the first meeting away from London.

In the name of the Council and of the members, he could only express the great pleasure it afforded them all to come to Manchester, and to meet in a most friendly

way the leading men who in this city and its neighbourhood represented their profession.

The Institution had now been at work for upwards of thirty years from its first inception by their late old friend Mr. John Clutton. He (the Chairman) had been a member from the first, and therefore felt able to speak from personal and practical experience of its very great usefulness, not only to the profession, but also to landowners and persons interested in landed and all other descriptions of property. If the members of The Surveyors' Institution continued to hold together as a united body, as they had done in the past, and were doing now more firmly than ever, the Society must continue to be of very great service to the profession and to the general public.

The Meeting, which he was glad to see so well attended, had assembled to hear some very interesting and valuable Papers; and, having that in view, he thought he should study the convenience of all present if he made his remarks as short as possible.

He hoped that many Manchester members would take part in the discussions, in order that the members from London and the south might have the advantage of some of their local knowledge and experience.

Mr. John Holden, Fellow desired, as chairman of the Counties Palatine Committee of the Institution, to express their appreciation of the selection of Manchester for the first provincial visit of the Institution. They felt honoured by the presence of so many of their friends from all parts of the country, and he could assure the Meeting that nothing should be wanting on their part to ensure the success of the visit.

Paper 235.}
No. 382.}

FIRST PAPER.

MANCHESTER, 1847 TO 1897.

By JOHN HOLDEN, F.R.I.B.A., Fellow.

I have been requested to give some account of the development of Manchester during the last half century: a somewhat formidable task, but I will do it to the best of my ability.

I may, however, say that along with Manchester must of necessity be considered the adjoining town of Salford, the two being so closely connected that it would be almost impossible in such a Paper as this to deal with one without touching upon the other.

The Paper must of course be very general in its character, and I am afraid would have been beyond my power, had I not found great assistance from the Ordnance Plans of the town, one of which was published in 1847-8, and may be taken as a reliable representation of the town as it existed at that time, or rather a few years before, when the surveys were made. The later plan was surveyed in 1888, 1889, and 1890, and published in 1895.

Of course, much land has been covered within the last few years, especially in the out-districts and along the lines of railway. On the Crewe line this is particularly noticeable, there being now an almost continuous line of houses along the road (which runs parallel with the railway) from Longsight to Heaton Chapel, filling in the intervening space; of course up to Longsight is practically town.

I will now endeavour to describe the town as it

existed at the earlier period, and I will direct your attention to the plan exhibited, which is the 1895 Ordnance sheet, upon which I have marked those portions which have been built over since the former survey in 1847.

Practically speaking, Manchester and Salford *per se* were contained within a circle of about one mile radius, of which the centre was placed in the centre of the present Infirmary Building. This circular patch, which is shown by the thick dotted line, covered Manchester proper.

Of course, roads and streets radiated from it in all directions, giving access to the out-districts, and to the surrounding towns, and many districts, although not covered with buildings, were projected or laid out, but building operations had not been seriously commenced.

In some instances the connections of the main roads with the town itself was very tortuous, as for instance, the Bury old Road, now called the Cheetham Hill Road, which is now a clear road from Albert Square, along Cross Street, Corporation Street, Ducie Bridge, and Cheetham Hill Road to Bury. At the time I mention, the road for coaches and general traffic passed along Cateaton Street, Hanging Ditch, then wound along Todd Street or Todd Lane, Long Millgate, to Miller's Lane, along which it turned to the left, and then over old Ducie Bridge into York Street, and so on.

Deansgate was very narrow, and along the upper part, that is, beyond John Dalton Street, was filled with what may be called hand-to-mouth shops, which catered for the large and poor population at each side, the greatest part of which is now swept away.

Piccadilly and London Road was equally inconvenient. Commencing at the Infirmary Pond, or *Daubholes*, as it was called, not the sweetest place in the

world, and continuing past Booth Street, close to which the houses projected at right angles, about one-half way across the present street, then dipping down towards Granby Row. The same applied to other streets in the town.

I will, however, describe the town itself, as it existed in or about the year first named—1847.

Many of the streets were narrow and crooked, and the access from one street to another was by no means convenient. It would hardly be possible, within the limits of a Paper such as this, to describe the improvements which have been made by the authorities from time to time in seemingly small matters, such as rounding off corners, widening narrow necks, and cutting through from one street to another a few yards only, but which have had the effect of allowing traffic to pass easily from one street to another without going round considerable distances.

The streets were paved generally with cobble stones very imperfectly set and punned with a rammer. Some of the principal streets were paved with large square setts laid in cinders and filled in at the joints with the same material. Of course, the wet passed through and softened the bed, and the mud was something of which the present generation has no idea. The footpaths, where flagged, were very uneven, and in many places were protected by iron posts at the corners of the streets.

Buildings were beginning to be replaced with others more in accordance with the times, but great numbers remained as they existed at the end of the last century. Some few of the old warehouses may still be found in Cannon Street, and in the streets right and left. This was at that time one of the principal streets for ware-

houses, and the old buildings will readily be recognised by their low stories, long windows of comparatively small height, and plain brick fronts.

Many of the houses, at that time used for residential purposes, had the large room on the top storey with the window extending along the front, at which the old hand looms used to be placed. Similar rooms are still found in the out-districts where fustian cutting is carried on. This Cannon Street district has been left behind to a great extent, but is now on the eve of reconstruction.

The old half-timbered houses, so beloved by artists and others, were plentiful, but were gradually being removed. The great removal occurred in 1822, when Market Street was widened. Long Millgate was full of them, as also were Deansgate and Red Bank, and some few specimens existed at Smithy Door, notably the "Vintners' Arms," and the building afterwards called "Coryton's Bank." These were removed about 1873, for the widening of Deansgate. Several are still in Shudehill and Withy Grove—in particular the "Seven Stars" public-house, said to be one of the oldest licensed houses in the country, and the "Rovers' Return" public-house. Also houses in Greengate, Salford; and the "Wellington Inn," Market Place, and Old Shambles, Manchester, both licensed houses.

A number of these houses were demolished a few years since at a place called Gibraltar, near Scotland Bridge, to make way for extensions of the Lancashire and Yorkshire Railway.

A house in Broughton, a short distance past the "Grove Inn," was built by a person named Yates from materials obtained when Market Street was widened. The old timber-work was used up, and as at that time

the house was entirely in the country it was known as "Yates' Folly." It was occupied for many years as a photographic artists' studio by Lafosse. As a residence its day is past, although it is still used as such.

A very large number of mills and works at that time existed in Manchester, some of them in very central positions: for instance, J. Aspinall Turner's premises were on the site of the Conservative Club in Cross Street. The present India buildings were then occupied as works. Many works occupied the site of the Town Hall and Albert Square, and others, including a tannery, the site of the central Station. Along Deansgate were many works, Bateman's Foundry being at the corner of Blackfriars Street.

The space within the square bounded by Faulkner Street, David Street, Charles Street, and Oxford Street, was filled with works—David Bellhouse, contractor; John and Wm. Bellhouse, timber merchants; Edward T. Bellhouse, and Co., iron foundry and engineering works, with many sidings to the canal; Sharp Roberts' works were in Oxford Street, and the large mill known as the Oxford Road Trust Co. was in full operation.

Along Gaythorn, Fernley's Cotton Mills (burned down in 1848), and other works were then in existence.

Part of the site of the Gaythorn Cotton Mill, after it was burned, was sold to David Bentley, and rebuilt by him as a finishing works, still in existence, but taken over by the City authorities in 1897 for street improvements.

Along Portland Street, from Piccadilly to David Street were some vacant spaces, and other parts were occupied by small houses and shops, a few of which still remain between Dickenson Street and Princess Street.

Whitworth's engineering works, and the extensive

cotton mills of Messrs. Lewis and Wilson, situate in Minshull Street, and those in Shepley Street and London Road were in full operation.

Ancoats was a thriving district, but began to lose way shortly afterwards. The construction of the London and North Western, and the Manchester Sheffield and Lincolnshire Railways, with their successive extensions, has seriously altered the access to it from London Road.

Houldsworth's Mills in Newton Street were at work, and also Callender's Mills in Water Street.

The railway stations were very small. The Manchester and Birmingham and London, at London Road, called Banktop Station (which line was opened as far as Stockport in 1840), although a terminus, was about the size of an ordinary wayside station, and the access to it along London Road was narrow and crooked and unlevel.

The East Lancashire Railway Station at Hunt's Bank was also of the wayside character, the lines being carried on the still existing cast-iron arched bridges over the road and river. The workhouse with its garden, and the coal yards joined up to the line, and at the Ducie Bridge end the Walker's Croft Burial Ground was still in use. The whole of this space, bounded by Strangeways, the River Irk, Ducie Bridge, and New Bridge Street, (with the exception of the small corner near the Cheetham Hill Road, still occupied by the guardians of the poor), is now included in the Lancashire and Yorkshire Railway Station, and very shortly a further extension will be commenced.

The old Liverpool Road Station (Water Street) which was in use before the line was extended to Hunt's Bank, so as to connect with the Manchester and Leeds line, is

still in existence and is used as offices in connection with the extensive goods yard at that part.

The residential parts of Manchester included Ardwick, Rusholme, Victoria Park, (Oxford Road) laid out in 1836, and still forming a favourite residential district. Greenheys just commencing, Hulme just commencing, Salford (The Crescent), Lower Broughton, Higher Broughton, and Cheetham just commencing, and Harpurhey also just commencing. Miles Platting and Newton Heath, a very large portion of which belonged to the dean and canons, was also just commencing to be laid out for building upon. In the town itself very many residences were in existence in Mosley Street, Piccadilly, and Portland Street. The present Queen's Hotel was then called Portland Terrace and was occupied as residences.

Omnibuses for the convenience of the public began to run in 1825, but were few in number until the fifties; they were very small and inconvenient, carrying about ten inside. John Greenwood, a name intimately connected with omnibus and cab traffic in Manchester, put the first on the road in 1825, and I need hardly say that he and his partner Robert Turner served the public well until the business was taken over by the Manchester Carriage Company, Limited.

In 1852 Greenwood and Turner brought over to Manchester from Scotland the large type of omnibus still running. In these the late Ivie Mackie, alderman and mayor of the city was interested, and they were run under the name of McEwen's Busses. These vehicles carried about sixteen inside and the same number outside, and were drawn by three horses abreast, and were without doors; they entirely superseded the older ones and held their own until the advent of the tram system, and many of the same character are still running.

The enormous expansion of business necessitated very considerable alterations in the town, and railways were extended and new lines constructed in all directions.

The London and North Western, and Manchester Sheffield and Lincolnshire Railway system was very greatly enlarged and extended many times, and ultimately the station at London Road was entirely rebuilt in 1866.

The Midland Railway Company opened their large goods yard in Ancoats in about 1868.

The Lancashire and Yorkshire Railway Company, before mentioned, has increased very much at different times.

The Midland and the Joint Companies (the Cheshire Lines) built the central station, and opened it in 1877.

The Great Northern Railway are now following suit, and building a very large goods station in Deansgate, and a glance of the map will show the enormous quantity of land which has been absorbed by the railway system.

The successive alterations at the Manchester Exchange will give some idea of the expansion of trade and consequently of Manchester.

It was first erected by Sir Oswald Mosley at his own expense in 1729, he being then the owner of the manorial rights.

In 1792 this building was pulled down, and for many years the site was known as "Penniless Hill."

In 1806 a new and larger building was commenced, which was opened in 1809.

In 1839, it was enlarged, and a few years afterwards, in 1847-8, further extended on finding that it was wholly insufficient for the requirements of the subscribers.

In 1866 it was decided to rebuild it altogether on an

extended scale. The entire plot bounded by Exchange Street, Bank Street, Cross Street, and Market Street was acquired, and the present building erected, and opened about 1879. As to how long this will last I cannot say, but for some years the members have been crying out, and certainly on market days the overflow into Cross Street is an intolerable nuisance to the ordinary traffic, and should be dealt with in some way or other.

In 1851 Exchange Street was widened when the Exchange was extended.

In 1855 the out-township of Cheetham was considered sufficiently important to require a town hall which was accordingly erected in York Street.

There are now town halls in Chorlton-upon-Medlock, Hulme, Ardwick, and Cheetham, and public halls in Collyhurst, Ancoats, Newton Heath, Longsight, Rusholme, Openshaw, and Cheetham Hill.

In 1857 was, as will be remembered, the year of the Art Treasures Exhibition, and Old Trafford and Whalley Range received an impetus as residential districts.

In 1858 Watt's Warehouse was completed in Portland Street, the largest warehouse at that time in Manchester, and, I think, still the largest as a self-contained building.

In 1859 the extensive cotton mills of Lewis and Wilson, in Minshull Street, London Road, were burned down; these have never been rebuilt, as mills have been gradually moving away from the city since then.

In this year Manchester was created an assize town, and the assize courts built in Strangeway's on the site of the Strangeways Hall and grounds; these were opened in 1864.

The very fine wrought-iron gates which adorned the entrance to Strangeways Hall are still in existence, and

may be seen complete with the original stone posts, at Peel Park, Salford. They are well worth an inspection. The Hall itself was poor, and it might be said that these were gates with the Hall attached.

In 1866 the present joint station, London and North Western and Manchester Sheffield and Lincolnshire, at London Road was built.

In 1868 the tower of the Cathedral was rebuilt and the foundation stone of the City Police Courts in Minshull Street and of the Manchester Town Hall laid.

The Midland Goods Station, Ancoats, was also opened.

In 1873 the lower part of Deansgate was widened.

In 1876 the Conservative Club in Cross Street was built on the site of J. A. Turner's premises.

In 1877 the Central Station, belonging to the Midland and Cheshire Lines Companies, was opened, a great number of houses and mills and business premises being demolished for this purpose.

The new Town Hall was opened after being about ten years in process of construction, and having also displaced a large number of business premises and houses; this alteration included the formation of Albert Square and the widening of Princess Street, and Mount Street, and other alterations in the neighbourhood.

In 1879 the upper part of Deansgate was widened, and the Thirlmere Water Bill was passed.

In 1882 the first Ship Canal Bill was deposited, but was not passed till 1885, and the Canal was opened in 1894.

In 1884 the Exchange Railway Station was opened, the new Post Office in Brown Street and Spring Gardens opened, the old buildings in Brown Street having been removed. These also involved alterations in the streets surrounding, amongst which were the removal of the Old

Queen's Theatre, York Street and Spring Gardens, and the connection made at the top of King Street, between Spring Cardens and Charlotte Street, so as to open out a more direct way from the Post Office District to the group of warehouses at the further end of the Town Hall.

Then the fine road from London Road to Deansgate, along Pump Street, Hunt Street, Gloucester and South Junction Streets, and Gaythorn was projected and has been almost completed, including the connection with Fairfield Street in which is the Goods Department of the London and North Western Railway Company, thus forming a good road from there to the Canal Docks at Cornbrook. This also made practicable the very necessary alteration of the Knott Mill Station, which has been for many years a disgrace to the company owning it. The Municipal Technical School is in this new street.

Very considerable alterations are now being made near the Cathedral, partly brought about by the expansion of the business carried on at the Corn Exchange, which has now assumed very large proportions. These alterations will probably expedite the improvement of Cannon Street, which I before mentioned, and which I think may possibly in the future relieve Market Street, now so much congested.

Shudehill is in course of improvement, and Withy Grove and Fennel Street, at the lower end, have been improved.

There has also been very extensive alteration in Water Street, Liverpool Road, where the pig market is held, and the abbatoirs, cold air stores, hide and skin market, and, last but not least, the Corporation yard (cleansing department) are situated.

The cattle market at Oldfield Road being close to,

the business connected with it have naturally drifted towards it.

The increase in business, and the alterations required to be made in different parts of the city to meet such increase, has of necessity forced many businesses to be removed from it, especially works and mills requiring large space.

The owners have passed out of town and obtained cheap land in the outskirts, and of course workmen have followed.

Houldsworth's removed from Newton Street to Reddish, near Stockport, and established themselves there; they and their branches are the principal occupiers of the district.

The principal cotton mills have gone or stopped.

Engineering works the same. Sharp Stewarts', formerly Sharp Roberts, have gone away from Manchester to Scotland. The Whitworth Company have gone to Openshaw, where they are side by side with Crossley's and others.

The great works in Ancoats have gone; Fairbairns, Peel Williams and Peel, and others.

Land in Manchester is too valuable now for such purposes, excepting for small businesses, and the rates are a great consideration.

The rates in Manchester, apart from Salford, have not increased during the last 50 years to such an extent as might have been expected, considering the large amount of money which has been expended in improving the city. On examination I find that the rates have been as follows:—

1847. At 4*s.* 6*d.* in the pound, excluding the highway and township rate, which was collected separately.

1848. At 6*s.* 8*d.* in the pound.
1849 to 1861 they varied from 3*s.* 6*d.* to 4*s.*
1862. At 5*s.* 8*d.* in the pound.
1863. At 6*s.* in the pound.
1864 to 1871 the range was from 3*s.* to 3*s.* 10*d.*

After 1871 the highway and township rates were included in the one collection of rates, and the total amount was 4*s.* 2*d.* in the pound.

From 1873 to 1890 the range was from 3*s.* 10*d.* to 4*s.* 4*d.* in the pound.

After this time they began to rise steadily.

1891	at	4*s.* 6*d.*	in the pound.
1892	„	5*s.* 0*d.*	„
1893-4	„	5*s.* 2*d.*	„
1895	„	5*s.* 8*d.*	„
1896	„	6*s.* 6*d.*	„
1897	„	6*s.* 10*d.*	„

The rates in Salford are high. Since 1882 they seem never to have been less than 4*s.* 6*d.* in the pound, and varying up to 7*s.* 5*d.* They are now 6*s.* 6*d.* in the pound.

The explanation of the comparatively *small* increase in the rate until recently will be found, I think, in the *great* increase in the *rateable* value of the City of Manchester since 1847. This is as follows, taking periods of ten years:—

		£
1847.	Rateable value .	643,821.
1857.	„ .	757,106.
1867.	„ .	973,541.
1877.	„ .	1,478,368.
1887.	„ .	1,503,246.

Between 1887 and 1893 the rateable value slightly decreased, but recovered itself in 1894.

		£
1894.	Rateable value .	1,505,028.
1895.	„ .	1,521,735.
1896.	„ .	1,527,525.
1897.	„ .	1,537,014.

Manchester, I may say, is no longer residential, excepting for those who cannot get away from it, and whom the exigencies of their trades compel to reside in it.

The clearing of large insanitary districts under the Acts has also tended to force people outwards, and the railway companies and the extension of the tram lines have given facilities for many, even of the ordinary working class, to reside a mile or two out of town.

The character of buildings now erected is entirely different to what it was in the forties; more regard is paid to air space, to sanitary matters, and to the comfort of the residents. This applies not only to house, but also to business premises.

The old back to back houses are being gradually swept away, and *cellar* dwellings have been closed for many years past.

The old low-storied and ill-lighted warehouses are superseded by lofty buildings, with as much window space as is consistent with safety; in fact, an ill-lighted warehouse is practically unlettable. Power hoists, both for goods and passengers, have brought into use upper stories previously of little value. Electric light is superseding gas; hydraulic power and electric power, both supplied by the Corporation, are superseding the use of

engines and steam boilers, in many cases even for packing purposes.

The sanitary arrangements and conveniences have made gigantic strides.

The old brick sewers with flag covers, the abode of armies of rats, have been superseded by glazed and socketed tiles, although not without a struggle, as many years since butt-jointed unsocketted tiles of oval shape were introduced by one of the surveyors to the Corporation, and used freely for many years. These, I need hardly say, have been the cause of much mischief, as they were against all ideas of sanitary engineering, but being in power, he defied the opinion of others and used them. For many years past they have been in course of removal where found, and they are found where the street falls in through their failure.

Drains are more carefully watched, and if inside buildings must be surrounded by concrete, and must in all cases stand the water test; they must also be disconnected from the street sewers by properly constructed intercepting chambers.

Unfortunately all this means increased cost of buildings, and I am sorry to say that as architects and surveyors are generally no longer engaged in building small house property, the Corporation has to keep an army of inspectors, at the public expense, to practically act as clerks of works, and, if possible, to circumvent the jerry builders.

The great question of the disposal of the sewage is still unsettled. This will no doubt come in time, but at present everything is being done which can be done to remove active danger from buildings and dwellings.

I would here particularly call attention to the building bye-laws, which were conspicuous by their absence

until a few years since. The Manchester Society of Architects brought the question forward in 1867, and for over 20 years kept urging the authorities to move in the matter. All the building regulations formerly available for the use of the public were contained in a pamphlet of about six pages. Ultimately a proper code was arranged, and the pamphlet now in use contains 134 pages, giving full instructions on all subjects. This has no doubt given great dissatisfaction to the aforesaid jerry builders, who complain that they cannot build to pay, and find difficulty in increasing rents, but the advantage to the public has been very apparent.

The streets, as now constructed, are very superior; all efforts are made to form a surface impervious to water, and to take away the water without allowing any of it to drain away to the buildings.

The great difficulty is found in the multiplicity of departments having rights in the streets, water, gas, sewers, telegraph wires, telephone wires, hydraulic power, electric light and power, all acting separately, with full power to take up any part of the street for access and repairs, and to create as great a nuisance as possible. Of course they never come at the same time, but one body of men carefully waits until the other has left, and then puts in an appearance and lifts the street again.

The Improvement in and about Smithfield Market should not be forgotten. The market was opened in 1822, simply a square space partially paved with cobble stones. In wet weather, within my recollection, it was about as filthy a place as one could well find, and uncomfortable both for sellers and buyers. It belonged to the lord of the manor, Sir Oswald Mosley, and the tolls were no doubt an important part of his income.

In 1322. The annual value of the tolls received was stated to be £6 13*s.* 4*d.*

In 1579. The manorial rights were sold by the Wests, the then owners, to John Layce for £3,000.

In 1596. The rights were sold by John Layce to Sir Nicholas Mosley, Bart., for £3,500.

In 1808. The manorial rights were offered by Sir Oswald Mosley to the Manchester Corporation for £90,000: the Corporation offered £70,000 and the negociation fell through.

In 1845. The negociations were resumed and ultimately the Corporation purchased the rights for about £200,000.

The income arising from the property is stated to have been at that time £9,000 per annum.

Shortly after the markets came into the hands of the Corporation they enclosed that at Smithfield, paved and drained it, and covered it with a good roof and made additions to it, and since that time it has been constantly increasing in size in all directions, and it is still too small for the requirements.

The old Victoria Market near the Exchange was removed when Lower Deansgate was widened, and the Victoria Hotel stands on the site.

This market was used mostly by the country people, and afterwards for fruit and flowers. I well remember the original Parker, the well-known confectioner and contractor, standing at the extreme point of the angular-shaped space with his tray of sweets, and that when the Corporation took over the market and built the covered stalls, which were removed for the Deansgate alteration, Parker arranged with them to build a small stall in the extreme point for his occupation; it was of angular

shape, and there was just room in it for him to stand and to reach all round and serve his customers who stood outside it. There is a great contrast between the original tray and the premises now occupied by his sons in St. Ann's Square and St. Mary's Gate.

The Markets Estate, as now in the hands the City authorities, covers a space of 27½ acres.

The Cattle and other Fairs which used to be held in the streets at different parts have been removed, and no stalls are now allowed in the streets, nor any cattle allowed to be sold as before.

Previously, at fair times, part of Corporation Street, Shudehill, Fennel Street, Victoria Street at the Cathedral, Victoria Bridge, Deansgate, Chapel Street, and Greengate were all lined with stalls during Dirt Fair, Whit Monday, and Acres Fair. Campfield was a pandemonium during the Knott Mill Fair. These were all done away with in 1876 under the Fairs Act of 1871.

Another market now cleared away was that for plants and flowers, &c. held in the Market Place, the stalls occupying part of the roadway on each side; these were cleared away a few years since only.

All the smaller markets have also been removed: the butchers' shambles or market between Bridge Street and King Street West; the fish market, Victoria Street and Market Place, now the Cotton Waste Exchange and the market between Market Street and Norfolk Street, below Brown Street. The market ground of Manchester is now Shudehill.

Now as to the out-districts or the additions which have been made to the town and city during the last 50 years. The map generally shows these. The parts tinted red have during that period been covered with

buildings of one kind or other, or devoted to permanent uses.

Cheetham district has been built upon and Hightown fills in a large portion of the space between the two roads to Bury for over a mile from the Victoria Station.

Between Bury New Road and the River Irwell a space nearly three quarters of a mile square has been thickly built upon.

Pendleton has been built upon in patches more than half a mile square on the south-west side of Broad Street, and another part, including the railway extension of over a mile long and nearly half a mile wide, through Brindle Heath and and towards Pendlebury.

Regent Road (Eccles New Road) district has been formed and thickly built upon, covering something like one mile by half a mile round where the Infantry Barracks is situated.

Then come the great alterations for the Ship Canal and its Docks, including the race-course, which may be classed in land utilised, and which account for another mile by half a mile.

Crossing the river we come to the immense district of Hulme and Moss Lane, a district nearly one and a half mile square; this brings us up to Oxford Road.

Between Oxford Road and Stockport Road a considerable quantity of land has been covered, three-quarters by one quarter of a mile in extent.

Between Stockport Road and Hyde Road a district one and a quarter mile by about one quarter of a mile entirely covered.

Hyde Road to Ashton Road the extension covers about two miles in length by an average of nearly half a mile. From Ashton Old to Ashton New Road half a

mile by three-quarters of a mile has been covered. And from Ashton New Road to Rochdale Canal, that is Miles Platting way, about a mile by three-quarters.

From Rochdale Canal to Rochdale Road three-quarters by fully one mile.

Lastly, from Rochdale Road to Cheetham Hill Road —our starting point—say one mile by half a mile.

Considerable tracts of land are, of course, brought into occupation, although *not* for building purposes, such as parks, cemeteries, open spaces, &c. These have been found necessary as air spaces.

Queen's Park.		
Phillips Park.		
Alexandra Park.		
Ardwick Green Park.		
Cheetham Park.		
Birch Fields.		
Occupy altogether .	164	acres.
And an additional amount in Salford of . . .	93	„
Also for open spaces used for recreation grounds, a further space in Manchester of .	149	„
And in Salford of . .	61	„
Cemeteries proper cover about	212	„
The Carrington Moss Estate, belonging to the Corporation, contains between 50 and	60	„

The water arrangements I will not go into, further than to state that the reservoirs, Longdendale, Denton, Gorton, and Prestwich cover about 859 acres, with a gathering ground of about 19,300 acres.

The Thirlmere Estate, when completed, will comprise a reservoir of nearly 800 acres in extent, with a drainage or gathering ground of 11,000 acres.

The Census Return will give some idea of the development of the city, and I therefore append it.

1*st Census*, 1801.

	Manchester.	Salford.	Total.
Manchester, including Ardwick, Cheetham, Chorlton, and Hulme.	75,278		
Salford, including Broughton		14,477	
			89,755

2*nd Census*, 1811.

Manchester, as above .	89,054		
Salford		19,939	
			108,993

3*rd Census*, 1821.

Manchester . . .	126,031		
Salford		26,552	
			152,583

4*th Census*, 1831.

Manchester . . .	181,768		
Salford		42,375	
			224,143

5*th Census*, 1841.

Manchester, within Municipal Borough . .	235,507		
Salford, within Municipal Borough . .		53,200	
			288,707

	Manchester.	Salford.	Total.
6th Census, 1851.			
Manchester . . .	308,382		
Salford		68,850	
			377,232
7th Census, 1861.			
Manchester . . .	388,722		
Salford		102,449	
			441,171
8th Census, 1871.			
Manchester . . .	351,189		
Salford		124,801	
			475,990
9th Census, 1881.			
Manchester . . .	341,414		
Salford		176,235	
			517,649

Between 1881 and 1891 the city was extended by bringing into it several out-townships.

10th Census, 1891, *as extended up to* 1891.	Manchester.	Salford.	Total.
Manchester . . .	505,368		
Salford		198,139	
			703,507

The acreage of Manchester within the old area up to 1881 was	4,293 acres.
This was extended in 1885 to . . .	5,927 „
And further in 1890 by taking in out-townships to	12,911 „

The increase in the value of property in the city of Manchester is rather a difficult matter to get at, excepting very approximately, as there are so many differences in streets, due to local causes, size of plot, and other circumstances which tend to raise or lower the price, and without all this knowledge the price is misleading.

I will name, however, the price of certain plots in different streets with the dates as they appear in the books of my firm in my possession; some of the most recent prices obtained are at sales by auction. I shall, however, give a few instances where the property was withdrawn, giving the last bid; no doubt in some of them the sale would be completed privately at a slightly advanced figure.

I do not give any instances of prices obtained under awards excepting one, as I consider these would give no reliable information unless we had all the particulars before us, such figures generally including trade interests, &c. In a very large number of instances the parties would gladly have sold for much less had there been no corporate body taking the property compulsorily.

The single instance in which I give an award is in the case of the Pauper Burial Ground at Walker's Croft, Ducie Bridge, which was taken over by the Lancashire and Yorkshire Railway Company in 1847, under an award by Robert Brandt, Esq. Contents, 6,185 square yards, award, £9,874, or at the rate of £1 12*s.* 1*d.* per square yard.

I am indebted to several of my friends, Messrs. Bridgford, J. D. Wallis, and Charles Heathcote, and others, for valuable information in respect of some of the prices given for plots, and I cannot conclude without expressing my appreciation of their kindness and courtesy.

	Cross Street.	Per yard. £	s.	d.
1853.	A plot of land and buildings at the corner of Cross Street and Lloyd Street was valued for sale by David Bellhouse ... ... at	5	0	0
1862.	The building at corner of Market Street and Cross Street, an exceptional position and a good building, as now existing, was sold (56 yards) ... ... at	85	0	0
1867.	India Buildings at corner of Bank Street, afterwards altered into offices ... ... at	62	0	0
	Stock Exchange plot opposite (over all) extending to Strutt Street at	22	0	0
1869.	Building at corner of Chapel Walks sold ... ... at	50	0	0
1896.	Adjoining plot, 192 square yards, sold ... ... at	96	0	0
1872.	Turner's Building (Conservative Club), sold by auction for £56 per yard, afterwards transferred ... at	61	0	0
1882.	For building at corner of Albert Square and Brazennose Street, 861 yards, was offered and refused (afterwards sold)	40	5	0
1897.	Plot at corner of King Street and Cross Street (Alliance Assurance Company), 1,000 yards ... at	80	0	0

Clarence Street (Princess Street).

1852.	Plot at corner of Clarence Street and Kennedy Street, 176$\frac{5}{9}$ yards at	9	0	0
	(This would be with the old building upon it.)			
1866.	The same plot appears as 140 square yards, and at the rate of	40	0	0
	(No doubt with the new building upon it.)			

		Per yard. £	*s.*	*d.*
1869.	Another transfer, including buildings (In all cases I have added the chief rent.)	60	0	0
1897.	Plot at corner of Essex Street and Tib Lane ... ... at	55	0	0

Kennedy Street.

1852.	Land sold (60 square yards) next the corner of Clarence Street ... at	7	5	4
	Corner plot fronting Clarence Street and Bow Lane, 176 yards ... at	9	0	0
	Three houses opposite, 116 square yards, sold ... ... at	8	0	0
1870.	A plot at the corner of Cooper Street, 245 yards, sold ... ... at	16	0	0

Princess Street.

1848.	Edward Nicholson gave for his offices (on site of Town Hall), 110 yards...	14	4	0
	Memo.—These were good brick buildings (dwelling-houses), which remained until taken by the Corporation for their building.			
1867.	He sold the property for	34	15	0
1857.	The plot at corner of Clarence Street and Princess Street was bought for	12	0	0
1859.	Starkey and Cuffley's Offices were sold by auction, 225 yards ... at	14	12	6
1865.	Another building was sold by auction (Claye & Sons' Offices) ... at	30	16	8
1870.	A plot between Clarence Street (Princess Street) and Cross Street was sold for	30	10	0

Mosley Street.

1824. Memo.—I find a memorandum that in 1824 the land adjoining Dr.

		Per yard. £	s.	d.
	Henry's house at corner of Nicholas Street and Mosley Street, back George Street.			
	1,833 yards sold for 14*d.* per yard at 21 years' purchase. Freehold £2,245	1	4	6
	The same price was given for the land at the north-west side of St. Peter's Church bounded by Dickenson Street, Cooper Street, and Peter Street, 14*d.* per yard at 21 years' purchase	1	4	6
1870.	A plot with buildings (47 and 49) near the Royal Institution, 711 yards, sold for	23	17	0
1887.	And Nos. 59 and 61 (646 yards) was withdrawn	21	0	0

King Street.

1852.	A building opposite Lloyd's Bank was purchased for	20	0	0
1865.	Another building near Boardman's Entry sold for	25	0	0
1870.	No. 62 (old buildings) sold for ...	36	10	0
1874.	The Town Hall buildings at corner of Cross Street was sold for ... (Executors of J. H. Barlow.) The building would in this case probaby be worth £16 per yard.	65	0	0
1897.	The same plot was afterwards purchased for Alliance Assurance Company for ... ... (And the old building pulled down.)	80	0	0
1876.	Plot at corner of Pall Mall and King Street ... ... at	70	0	0

		Per yard. £	s.	d.
1882.	Plot at corner of Four Yards was withdrawn at £47 5*s.* per yard, and was purchased by the Diocesan Society for their chambers as now erected. The price would probably reach	50	0	0

ST. JAMES SQUARE.

1858.	The building Nos. 3 and 5, with land extending into Four Yards, was bought (554 yards) for ... ... (The houses were good and substantial. The front buildings only have been altered since.)	8	6	0
1860.	Building at north-west corner of South King Street, since rebuilt; 214 yards were purchased for ...	14	0	0
1870.	No. 7. Sold for	24	2	0
1890.	The opposite north-east corner was sold for	43	13	0
1897.	And the remainder of this plot, extending along South King Street to Four Yards (189 yards), realised ...	53	0	0

DEANSGATE.

1869.	Plot at corner of St. Ann Street ... at	26	0	0
1877.	Mr. Blakey gave for Grosvenor Hotel site	24	0	0
1887.	Corner of Deansgate, Peter Street, and Bootle Street (Auction) offered	12	0	0
	Another plot, Deansgate, Jackson's Row, and Lloyd Street, sold for ...	20	0	0
1891.	Ogden's Buildings, corner of Bridge Street, 2,058 yards, £57,000 at	27	14	0
1874.	Victoria Hotel site (see Victoria Street) ... ... at	56	0	0

	Victoria Street.	Per yard. £	s.	d.
1836.	Mr. Lang, sen., gave for the Music Hall Premises, Victoria Bridge ...	10	0	0
1869.	Woodhead's shop	42	6	0
1874.	Victoria Hotel site sold by Corporation to Mr. Hamilton for	56	0	0

Market Street.

1867.	Plot at corner of High Street sold by auction ... ... at	30	0	0
	The adjoining plot up to Marsden Square sold for	25	0	0
1869.	Nos. 31 and 33, Market Street (near Cross Street), together 158½ yards, sold for	72	17	4
1874.	Nos. 21, 23, and 25, sold by Wm. Wilson (auctioneer), for	80	0	0
1876.	Plot at corner of Cromford Court, 210 yards ... ... at	95	15	0
	The opposite corner sold in 1882, saddled with an 8 years lease, for...	74	0	0
1883.	Nos. 102 and 104, next to Fountain Street, 273 yards ... ... at	73	6	0
1895.	Nos. 95, 97, and 99, corner of Palace Street, 392 square yards, free from chief, withdrawn at £27,000, nearly	69	0	0
1897.	Nos. 81 to 89, corner of Pool Street, 384 square yards ... ... at	110	0	0
	Cleveland's Buildings, Nos. 98 to 100, going back to further street, 1,014 yards, withdrawn at £35,500, chief of £7 per annum (extending a long way back), sold afterwards for £37,000 or.	36	10	0

Spring Gardens.

		Per yard. £	*s.*	*d*
1867.	The site of the Queen's Theatre at corner of York Street, 640 yards at	28	10	0
1870.	221 square yards with front to Sickle Street, near Market Street end at	33	13	8
	133 square yards, adjoining ... at	28	18	11
1885.	Site of Lancashire and Yorkshire Bank purchased for	40	0	0
1890.	Site of National and Provincial Bank for	48	0	0

Fountain Street.

1862.	Plot at corner of Marble Street, 209 square yards purchased for ...	17	4	0
1869.	Sold for	29	8	6
	In about 1834 the land at opposite corner was purchased for offices for	10	0	0

Piccadilly.

1865.	The Brunswick Hotel plot (fully licensed). 427 square yards sold for	17	0	0
	And the plot adjoining, 4 houses, 744 square yards for	14	2	0
1897.	The above sold for warehouses for ...	20	0	0
1874.	Plot at corner of Lever Street, 329 square yards (£18,350), for ...	55	15	0
	(This plot was bought in 1828 for £14 11*s.* 6*d.* per yard, £4,800.)			
1877.	Mr. Leveson paid for his plot close to, through to the Back Street at	45	0	0
1897.	Nos. 51 and 53, opposite Portland Street, 493 yards, withdrawn ...	30	0	0

Portland Street.

		Per yard. £	s.	d.
1852.	The site of Watt's warehouse was purchased for	10	0	0
1853.	Corner of Nicholas Street	12	2	4
1864.	Richard Robert's land, Portland Street and Faulkner Street, near Oxford Street end	12	0	0
	S. Mendel paid for his plot	10	0	0
1869.	Land at corner of David Street to widen street, by the Corporation ... ... at	11	0	0
	New corner plot adjoining ... at	13	10	6
	Next plot ... ... at	10	19	2
	Next plot ... ... at	9	16	8
1884.	Warehouse adjoining Queen's Hotel, 913 square yards, £33,781. Good stone building ... ... at	37	0	0

Dale Street.

1865.	Plot at corner of Booth Street behind Brunswick Hotel, 758 yards ... at	6	17	6
1897.	This plot sold ... ... at	10	0	0

Shudehill.

1867.	Plot at corner of Thomas Street, southerly corner ... ... at	16	0	0
1867.	Crawford gave for No. 17 near Dantzic Street	13	0	0
1892.	Plot at northerly corner of Thomas Street, 83 yards, good building, £4,610 and chief included	56	0	0

PETER STREET.

		Per yard. £	*s.*	*d.*
1865.	Corner of South Street, nett land ...	15	0	0
	Adjoining plot, measured into streets	10	0	0
1896.	The land, bounded by Peter Street, Mount Street, Lower Mosley Street, and Windmill Street, was purchased at a price over all of ... ... (Over 7,000 square yards, including many good buildings—concert hall and warehouses and offices.)	27	0	0

OXFORD STREET.

1866.	Corner of Hall Street next Prince's Theatre ... ... at	12	0	0

Mr. J. CROSS (Fellow) desired, with the permission of the Meeting, to propose a cordial vote of thanks to Mr. Holden for his very able Paper. He (Mr. Cross) had unfortunately not been able to read the Paper beforehand, and he therefore did not propose to deal with any but a very small part of it, namely, that relating to the size of Manchester and the rateable value of Manchester and Salford which, having only the river between, might be almost called a part of Manchester.

He thought Mr. Holden's figures as to the rateable value referred to the parish of Manchester rather than to the city of Manchester. The parish was a comparatively small portion of the present city of Manchester. He had not had an opportunity before of noticing this, or he should have called attention to it, but he thought it an important point as showing the size of Manchester, and desired therefore to deal with that part of Mr. Holden's Paper.

A few days ago he received a statement of assessments for the county rate for the whole of Lancashire. It was called "a basis or standard for the new county rate assessment," and was made up to the end of last year, and had just been printed. From that statement he proposed to correct the figures with regard to the rateable value of Manchester, but, unfortunately, could only do it for the last six years. The previous basis was made in 1891, and the new basis last year. It showed the rateable value according to the county basis, which was founded on the poor rates, but the deductions were a little different.

Now, the parish of Manchester, which he took to be the portion with which Mr. Holden dealt, had, in 1891, a net rateable value of £1,611,796. In 1896 the figure was £1,630,728, the difference being £18,932. That was not a large portion, but it was the central portion of Manchester, and there was, as a rule, not much extension of new buildings, but rather the rebuilding of old ones.

But North Manchester, in 1891, had a rateable value of £466,074, while in 1897 it was £507,474, showing a growth of rateable value of £41,400, which was a very considerable increase.

South Manchester, which was a distinct portion of the city had, in 1891, a rateable value of £921,502: in 1897 it was £944,286, the increase being £22,784, which was a much larger proportion than Central Manchester, but not equal to North Manchester.

The totals, which he took as being for the present city, were, in 1891, £2,999,372, in 1897, £3,082,488, the increase in the rateable value being £83,116.

Then he thought Salford should be added in order to get an idea of the total rateable value. The value of Salford in 1891 was £822,154, in 1897 it was £899,838,

the increase being £77,684. That was a very respectable increase for the borough, the Ship Canal being constructed in that period.

The totals which represented the rateable value of the city were thus in 1891 £3,821,526, and in 1897 £3,982,326, an increase on the rateable value of £160,800 of the city of Manchester, including Salford. That was the county rate basis, which differed, but not widely, from the poor rate basis.

That growth, of course, considerable as it was, was not equal to the growth of some manufacturing towns in North-east Lancashire.

South-east Lancashire had not increased of recent years at the same rate as formerly. Accrington had increased (he would not trouble the Meeting with the figures in detail) £14,506 in the period = 10·27 per cent.

Colne, which was a town on the border of Yorkshire, a very growing neighbourhood, had increased in six years £21,050, or 35·10 per cent., but that was beaten by a place called Nelson, which did not exist a few years ago, but was now an important borough, and was increasing very rapidly. It was a large manufacturing centre, with sheds containing 2,000 or 3,000 looms. The name was taken from an hotel or inn round which the town had grown.

The rateable value for county rate purposes in 1891 was £80,000, in 1897 it was £111,004, an increase of £31,004, or 38·75 per cent.—certainly a most remarkable growth. The county boroughs had not increased so fast. Wigan had increased of late years, but only £20,084, or 11·20 per cent.

Burnley was a very important borough, which had increased by £35,018 in rateable value in the period he had drawn attention to.

He might mention that the rates in the pound in Manchester and Salford were very considerable, and certain classes of trade had been forced to migrate to other places because they could not work at a profit with the high rates and the high price of land, but the goods came to Manchester to be sold. The spinning and manufacturing of cotton was driven out of the city, as was inevitable by the high price of land and the high rates.

In Salford it was much the same, though Salford had new mills erected within its boundaries more recently than Manchester.

Oldham was a great centre of cotton-spinning, and it was astonishing how it had grown, formerly, though not so much now, in spite of difficulty in regard to water; but the hands were there and accustomed to the work, and there the trade was confined for a time, and it was there yet; but there was not the same rapid growth as formerly, while Burnley, Nelson, and Colne were growing more rapidly than ever, and were beating Oldham and other older trading centres.

Manchester was of course the centre of a very great manufacturing district, and the property in the central part was increasing in value considerably.

Colonel R. Bridgford, C.B. (Fellow), said he had much pleasure in seconding the vote of thanks to Mr. Holden for his excellent and useful Paper. He thought the prices given of land in different parts of Manchester might, as a whole, be taken as under what the values were at the present time. In his own experience he knew of instances of lands which had changed hands several times during the last fourteen years which had crept up

from say £30 to £40 a yard to £100 and £120, and, in one instance, close on £150. He thought, perhaps, it would be well for members of the Institution from other parts of England to know that the prices given by Mr. Holden were rather under than over the prices at present given.

The Paper would be to members in Manchester not only very interesting but most valuable, and other members could be sure that the experience of Manchester must be the experience of many other towns in England. Every member's experience must be to a certain extent local, but most of them had from time to time to visit different parts of England, to report upon values for mortgage and purchase, and they must all feel the advantage of getting reliable local information as to prices in a district in which they were not so conversant with prices as in their own.

The vote of thanks having been put and carried unanimously—

Mr. Holden said he much appeciated the vote of thanks. With regard to the rateable value statistics in his Paper, Mr. Cross was no doubt right, and the difference between his figures and those in the Paper might be accounted for by the fact that different areas were taken in the two cases. His were from the official manual published by the Corporation year by year, and without reference to that book he could not of course check them, but he thought the whole difference would be in the districts, the one being the parish and the other the city of Manchester.

He agreed with Colonel Bridgford's remarks as to the prices of land. Many of these were much in excess

of what he (Mr. Holden) had given; but he had kept clear of parishes of which he had no absolutely authentic information, and especially of prices given under awards, which were sometimes fabulous, and would not furnish reliable data for such a Paper as he had prepared.

With reference to the remarks by Mr. Cross, he might explain that the rateable or net annual values (pages 325, 326) were for the *township* of Manchester only. The values for the whole of the borough (now the city) of Manchester referred to by Mr. John Cross are as follows (*vide* the Official Handbook published for the Corporation):—

	£
1877	2,229,186
1887	2,435,404
1894	2,875,289
1895	2,902,351
1896	2,943,545
1897	2,955,775

Paper 236.
No 283.

SECOND PAPER.

A CONSIDERATION OF SOME OF THE PRESENT-DAY DIFFICULTIES MET WITH IN A LAND AGENT'S PRACTICE.

By CHARLES P. HALL, Professional Associate.

When I was honoured with an invitation to read a Paper before this meeting I had some little diffidence in accepting the proposal, as it appeared to me difficult to select a topic likely to be of general interest to Members of that branch of the profession to which I belong; but it was kindly suggested to me that the consideration of a few of the difficulties met with in the present day in the management of purely agricultural property, although raising no novel points, might possibly provoke some discussion consistent with the objects of these meetings, *i.e.* the exchange of views and experience among professional brethren.

Depression in agriculture, like depression in any other business, increases the difficulties of its management, and I can only, with the few minutes at my disposal, attempt the discussion of a few of the innumerable matters which will occur to Members under the heading of "difficulties."

Perhaps one of the most frequent and important of them in recent years is the question of rent reduction.

For some years after the depression in agriculture

set in, many landowners were advised to meet their tenants by remissions rather than by permanent reductions: but as the depression continued, very awkward complications arose in continuing the remission system, until it became almost an impossibility on large properties, comprising many tenants, to conciliate all by a uniform reduction, and variation of treatment produces discontent.

On changes of tenancy, a new tenant rarely can be found willing to hire upon the old rental upon a mere understanding that he would receive the same remission which might be voluntarily given by the landlord to the old tenants, and therefore the anomaly arose that a large proportion of the tenants on a property were holding at "times prices" rentals (these "times prices" varied in their reductions according to the date at which they were conceded), and many old tenants required a permanent remission which in some seasons amounted to 50 per cent. of the agreed rental.

My experience leads me to believe that it is by far the most satisfactory plan to reduce farm rents to their present value, and if any special circumstances arise to make any further assistance necessary, that it should take the form of a supply of manure or feeding stuffs rather than a money return.

There is a further argument in favour of reduction as against remission which is important.

The estate duty under the Finance Act, 1894 being controlled by the assessment under Schedule A of the income tax, it is necessary to ensure that such assessment does not exceed the rack rent.

Schedule A, in the absence of a rack rent, is based upon the poor rate assessment, which is frequently far

higher than the rent paid, because assessment committees refuse to recognise remissions, and I have found it difficult to induce tenant farmers to take much trouble in appealing against irregular assessments made upon them in more prosperous times.

Another growing difficulty is the supply of labour.

The rising generation seem indisposed to follow agricultural pursuits, and in my district it is the universal complaint that only boys and old men are obtainable.

The lads, as a rule, work upon the farms from the time they leave school until they are about eighteen, and then all the best of them go off to the towns, obtaining employment in the police force, upon the railways, and in manufactories, and the demand for them is so unlimited that they have practically no difficulty in securing engagements of the kind.

Is it impossible for landowners to so improve the lot of the labourer as to make the attractions of country life equal to those of the towns?

I have often been told by labourers who have migrated to towns, that although they earn more, their expenses are greater in the way of rent, fuel, vegetables, &c., and that taking the year round they are perhaps not much better off in pocket, though they like "handling" the money.

There seems little prospect of any material rise in wages in the present state of agriculture, but the question of the hours of labour will have to be faced, and some concession made; but the greatest difficulty in this respect will be with regard to stock-men, whose duties compel early and late attendances, as well as Sunday labour. On this account it is extremely difficult to induce any young men to take up this

branch of work, in spite of the extra wages paid for it.

The only way to deal with the difficulty, so far as I can see, will be to employ extra men, who shall, as in the case of railway and such like employees, have a week "on" and a week "off" so as to give them the alternate Sunday.

This plan, however, will mean an increased expenditure. A cowman, for instance, will want cowman's wages whether he is employed amongst the cows or at other work during his "off" week, and therefore a farmer would have to pay the difference between the cowman's and an ordinary labourer's wage.

As regards the opportunities for advancement in life, I think that the country still offers many openings to intelligent and reliable men, who are difficult to obtain when vacancies in positions of responsibility occur.

After all, I fear that the real and most important factor in the question is the spirit of restlessness and desire for so-called independence and the glamour of town life, which seems to have taken hold upon the young of both sexes, and this same spirit appears to be affecting the sons of farmers (formerly the source from which future tenants were drawn), for instead of remaining at home upon the farms they are joining the ranks of tradesmen and manufacturers in the towns. Not many years ago almost every tenant farmer had one or more of his family likely either to succeed him or to take other farms, whereas at the present time I do not know of more than half a dozen young men in such a position upon a property with which I am concerned extending to nearly 30,000 acres.

In the course of a few years, and with the wider

spread of education, competition in the towns will probably become keener, and the reverse current will set in towards the country, especially when the inevitable rise of rural wages comes about. There are signs already of a desire to return to the country on the part of those who have spent some years in the towns, and who realise the value of a comfortable home, healthy occupation, and wholesome surroundings.

During the past few years the clamour for allotments has resulted in their undue extension, with the result that they are being abandoned, and great difficulties arise in connection with their subsequent disposal.

Labouring men applied for land in such large quantities that they grew far more garden produce than they and their families could consume. They tried to sell it, but the local markets were soon overstocked, and foreign competition reduced the prices to a non-paying point in the wholesale markets.

They then tried corn-growing, but low prices again made this impossible, and during the time the men were working on their allotments they lost their regular wages, and local bakers and other tradesmen had to give credit, until the allotment produce could be realised. I have been told by several village tradesmen that they have to allow much more credit, and make many more bad debts since the spread of the allotment system, which appears, practically, to involve a mortgage of the crops. It is highly undesirable that the village trader should set up the "Gombeen" system, especially with the assistance of the rates, which recent legislation has made possible.

It is true that in some instances the men ascribe their failure to excessive rents, but, as Mr. Willis Bund

very clearly pointed out in his recent able Paper on the subject, land suitable in position and quality for allotments is limited, and the farmer is unwilling to part with it even at the rent the allotment holders pay. An instance came under my notice where a farm tenant was asked to give up for allotments a field of sandy loam near the village at a reduction of 30*s.* an acre for the land taken. His average rent was 21*s.* per acre, and he offered to surrender a similar area in another field half a mile away without any reduction of rent, and to pay the rates and taxes in addition. Thus the land the farmer paid 21*s.* an acre for he offered to give over to allotment tenants free of rent, rates, and taxes, yet they declined the offer, preferring to pay £2 13*s.* 4*d.* an acre, or 4*d.* a pole (inclusive of rates), for the field of their choice and the privilege of grumbling at the rent.

Besides, is any feasible reduction, say 10*s.* an acre off a £2 rental (equal to 25 per cent.), likely to make the difference between a brilliant success and an utter failure?

I think it is absurd to say that the difference of 10*s.* on the year would have any material influence of the kind, and as the majority of allotments are under one acre in extent, the difference is still more minute in most cases.

Owing to complaints as to allotment rents and conditions of tenancy, my employer, when the parish and other councils were empowered to hire land for allotments, offered to every such council the tenancy of field allotments in the respective parishes of his estate at a rental which an independent valuer should place upon them. He did not even suggest the name of a valuer, but proposed to invite the chairman of the

county council to nominate one for the purpose. This offer was made to ten parish councils, one urban council, and one district council, and it is a significant fact that in every single instance the councils declined the proposal.

The fact is that except for those who are "not of "the working classes"—and here and there a labouring man with special aptitudes—a quarter of an acre of suitable ground near his cottage is sufficient. Most of the recently set-out allotments will, I think, be given up, but owing to the irregular way they come in hand they are difficult to deal with. For instance, three half-acres given up in various parts of an allotment field of say ten acres are costly to cultivate by a landlord, and if allowed to go wild poison the adjoining land with weeds. The tenants, too, are often unwilling to exchange their holdings in order that the unlet ground may be got together and dealt with, because the plots given up are usually handed over in a foul and poor condition.

After a landlord has granted a reasonable supply of land for allotments, the better plan would be to decline to supply more, and insist upon any additional area being taken by the parish council on lease; and in order that the parish council, who are elected by the ratepayers, should fully consider the matter in all its bearings, it is desirable that the ratepayers should pay the rates direct rather than through the landlord.

The cottages on my employer's estates are all held by their occupiers direct from the owner. None are let with the farms, and lately, in view of the powers of recently created councils, it was thought advisable that

they should also pay the rates direct. Accordingly a calculation was made of the amount of rates paid in respect of each cottage, upon the average of the three last preceding years. The rents were reduced by that amount, and the occupiers now pay the collectors themselves. If no variation in the amount of rates takes place the occupiers will be in the same position as at present. If they increase, it is only right they should pay the difference, as they practically have the control, and therefore it will probably have the further effect of encouraging the working classes to study the whole question of rating, a subject they know and care nothing about so long as the rates are paid for them by other people.

In these days of uncertainty as to the future of agriculture, a great deal of consideration is necessary before yielding to the requests of tenants for the provision of new buildings. We all know that a tenant invariably asks for the provision of certain buildings to suit his own particular fancies, and we have too frequently experienced the disappointment of finding that the expenditure of considerable sums of money to meet him has been practically wasted, as his tenancy may be short and his successor may adopt quite different methods, for which the new buildings are worse than useless. Unless, therefore, there is a real necessity for such buildings for the proper management of the holding, an owner would be well advised in declining to incur the outlay. Further, it is often desirable to withhold consent to the tenant doing the work himself unless in the case of temporary structures, which he should agree to remove on the expiration of his tenancy.

The dual interest in the holding, created by the erection of buildings by the tenant, is wrong in principle, and the owner is probably compelled sooner or later, by the termination of the tenancy, to acquire jerry-built premises, costly to repair and of small credit to the landlord when he owns them.

It is different with repairs. When a holding is equipped with substantial and convenient buildings every effort should be made to keep them up, even if the present altered conditions of agriculture (such as the conversion of arable to pasture) should render them unnecessary in their present form.

Estate repairs is a heavy item, but I venture to submit that it is wiser to keep up buildings on which large capital has already been sunk than, by neglect, to allow them to become ruinous, when no one can tell how soon they may be required again.

The most satisfactory method of carrying out repairs on a large estate is, I am convinced, by the employment of workmen direct, provided there is sufficient supervision. It is cheaper and the work is more thoroughly done than by the employment of a contractor. In the case of entirely new work of any magnitude I think the contract system preferable.

Closely allied to the repair of buildings is the repair of fences. It is as necessary for the occupation of land that it should be divided into enclosures, as that houses and buildings should be provided. But it is notorious that the fences over the greater part of the country have of late years fallen into a lamentable state of disrepair, and their present condition causes daily anxiety and difficulty to the estate agent.

As a rule, the maintenance of the fences is a

tenant's liability, but hardly anything is now done by them towards properly treating their live fences. This is partly owing to the bad times, and partly to the lack of men skilled in the work, and partly perhaps to the introduction of barbed wire. I attach considerable blame to the latter invention, for instead of properly trimming or layering a fence in due season, the tenants allow it to run wild, and a quantity of barbed wire strung into the weak places does duty for the proper though more costly treatment, with the result that the fence goes from bad to worse, until nothing is left. On this account, if for no other, I would stipulate against its use by tenants.

The repair of fences, although a tenant's liability, invariably falls upon the landlord sooner or later, and he is perpetually appealed to to supply posts and rails or other material, which too often are wasted or most improperly used. The matter becomes acute on relet-ting, for the new tenant refuses to hire unless the fences are first put in order by the landlord. It is impossible to obtain anything like adequate dilapidations from the outgoing man, for valuers are very reluctant to allow anything; but even if they do, it is merely to enable the matter to be referred to in the award with the view of satisfying the representative of the owner, who is assured that "the question has been considered." How often in practice do we find that the landlord puts fences in order, frequently at a cost of hundreds of pounds, with the result that owing to the tenant's bad treatment or total neglect of them they speedily relapse into their former state?

The usual answer to a request for better treatment of the live fences is that it is impossible to get qualified labour.

It appears to me that, under present conditions at any rate, it is certainly preferable, and in the long run cheaper, for the landlord to undertake the maintenance of the live fences, and in fixing the rent of the farm to make an allowance and add it in a lump sum to the rent to recoup the cost, looking upon it as an outgoing which the tenant has been relieved of. The advantages are that a uniform and timely treatment can be given to all fences, which the owner is in a better position than the tenant to do, by reason of the constant employment of men trained and skilled in the work; and when once fences are got into order and properly managed, they are comparatively inexpensive to maintain.

Another very familiar and frequent source of difficulty is the game question. The depression of agriculture makes tenant farmers less able to bear the loss or injury to their crops by game which they submitted to in more prosperous times. It would be unwise, and I think unnecessary, to attempt to give tenants a legal claim against their landlord for game damages, for it would probably result in the creation of a great amount of friction and bad feeling, whilst, so far as my experience goes, a good resident landlord is always willing to compensate a tenant for any genuine damages he may sustain, and in a game country the rentals are usually agreed after consideration of the possible injury a normal head of game may inflict. The case is, I think, very different where, unfortunately, the shootings are let. The shooting tenant frequently raises a head of game far in excess of the landlords', and has no interest in minimising the abnormal injury he may inflict, but having paid his shoot-

ing rent is callous to any claims on the part of the occupier.

The case of damages caused by game (including rabbits) coming from one estate to another, and there doing injury without the owner of the game being liable, is a question which demands legislation. The owner of one property may not rear or tolerate a single head of game upon it, and yet he may have the misfortune to adjoin a highly preserved shooting property, in which case he and his tenants are liable to serious injury, against which there is at present no remedy save by considerable outlay, on the part of the non-shooting man, in the erection of fences to protect it, and in this case the right of owners and occupiers to compensation for damage to their crops and property by game preserved by adjoining owners or occupiers should be recognised and defined and made enforceable by as simple a process as possible. A recent case of damages to allotment holders by rabbits coming from an adjoining warren, the property of another owner, necessitated the outlay of nearly a year's rent in the erection of wire netting fencing by the owner of the allotments.

The last point I shall allude to is trespass, which is certainly increasing, and in the present state of the law presents another difficulty to the estate agent. With increased facilities for travelling and the introduction of the bicycle, people are enabled to get further afield, and many of them appear to think they are at liberty to wander wherever their inclination leads them, and. unless actual damages can be proved and assessed, the owner of property is practically powerless. That considerable damage is done to young plantations, growing crops, fences, &c., is notorious, but great difficulties

attend the capture of the offenders, and owners are compelled to incur considerable expense in the employment of watchers to prevent the destruction of their property.

It seems hard that an owner of a wood containing lilies of the valley and other wild flowers cannot reserve to himself and his friends the pleasure of gathering them; yet such is the case. According to a legal opinion I have taken, there is no remedy against a party of gipsies who have risen early and gathered every flower before the owner and his friends arrive, provided that the gipsies are careful to commit no damages to the freehold, fences, &c. It is also a great drawback to the occupation of land to have persons strolling all over it, to the disturbance of stock, game, &c. That such liberties are prejudicial to the enjoyment of the rights of property, and that damages, though perhaps difficult to specifically assess, are occasioned in consequence, cannot be disputed, and therefore an alteration in the law of trespass to the effect that anyone, found trespassing on enclosed lands without the permission of the owner or occupier shall be guilty of an offence punishable by justices in petty sessions, is much needed.

In view of the tendency of legislation to protect and ensure the legitimate rights of the public over private property, against which no one has anything to say, it would appear to be only fair and just that equal protection should be afforded to private property against trespass by the general public.

I must plead the shortness of the time at my disposal as my excuse for so incomplete a treatment of the various subjects to which I have referred. Any one of these would afford ample materials for a long Paper

which would be wearisome on an occasion of this kind and to an audience comprising so many and such diverse branches of our profession.

Mr. C. Bidwell (Fellow) said he felt it an honour to be allowed to propose a vote of thanks to Mr. Hall for his excellent Paper. He was sure that every member who carefully read that Paper would gather from it a very great deal of useful information. It had been his pleasure for many years to know Mr. Hall, who in his modesty described himself simply as acting for a "large "estate," and his Paper as "a statement of some of the "present-day difficulties met with in a land agent's "practice." He had touched on many of those difficulties, and his remarks would be fully endorsed by everyone whose business it was to hold the balance fairly between landlord and tenant. He was sure that the Institution was much indebted to Mr. Hall for the pains he must have taken in writing so comprehensive a Paper, which, with its terse statement of facts, could not fail to be of great value to every member of the profession who was engaged in the practice of land agency. He entirely agreed with many points which had been raised, but he thought that the question of landowners and bad times was now past, and that there were some signs warranting a hope that things were on the eve of a change for the better. Landowners had, he thought, done wisely to preserve their farm buildings from falling into decay.

There were in such a Paper many points which could well be the subject of discussion, but he knew that time was limited.

He felt strongly with Mr. Hall that in the matter of

tenants quitting holdings, the landlords' interests were not always considered, and there was not sufficient precaution taken to protect the landowner from the injury often done to farms by outgoing tenants. He thought also that he had made a strong point with respect to the law of trespass. He had himself had the honour of acting as a county magistrate for some years, and knew how difficult it was to deal with questions of the kind.

Mr. J. W. Fair (Fellow) said it was with great pleasure that he seconded the vote of thanks to Mr. Hall for his instructive and carefully prepared Paper. He did not remember ever to have heard a short Paper with more in it.

The title of the Paper only committed the author to the discussion of "some" of the difficulties met with in a land agent's practice. As the last speaker had said, there were many more which might be mentioned, but he thought Mr. Hall had dealt with quite as many as could be included in so brief a Paper, and quite as many as the Members present would care to consider at one time.

With regard to the reduction of rent, he agreed with Mr. Hall that it was much better, if possible, to prevail on a tenant to accept the reduction in the way of manure or feeding stuffs, especially in the case of permanent manures, such as lime, bones, and so on; but he found in practice that tenants as a rule wanted a money reduction of their rents so as to get rates reduced, and were very unwilling to accept remissions in any other form.

He felt quite sure that, at the present time, things

were on the move upwards, and he hoped to see before long a better state of affairs than now existed, but how rents were to be increased was more than he knew. He could only look forward and hope there would be no further decrease.

With regard to allotments, he had acted on the Allotments Committee of the Lancashire County Council ever since it was formed, and in his opinion allotments, in the strict sense of the word, were of no use to a farm labourer. A good garden was far better than an allotment. In going south, where allotments prevailed to a larger extent than in the north, he had noticed the untidy condition in which acre after acre was left. That very fact showed plainly that allotments were not really wanted in these days of cheap food, which men could buy to much more advantage than they could grow it on allotments. When a hard-working man got home he was not prepared to go and till ground which would bring him no profit. If landowners would find really good gardens for their cottages it would be much better than giving allotments.

The question of repairs was one which affected farm-holdings in every district. He agreed with Mr. Hall that the work was better done by a staff on the estate than by contract; but there was a difficulty in that method. His own firm were agents for three estates with a complete staff of the kind, and also had to do with estates where no such staff existed, and where all the work was done by contract. He found in his experience that in the latter case tenants would do a fair amount of repairs for themselves, while in the former they would as a rule do nothing at all.

As to fences, he went last year over an estate which

was as fine a tract of grass land as one would wish to see, and it was ostensibly divided into about ten enclosures, but every field of that area of land was run over by the cattle and sheep on it from one so-called enclosure to another, and there was not one out of those ten fields to which the cattle had not access. There were gaps in every hedge and fences were broken down, but the agent said he could not get the tenant to keep them up. He was afraid that many land agents could tell the same tale, and would agree with him that in the near future the subject of estate fences would become a serious one. There were of course exceptions to the rule, and as he knew something of the estate which Mr. Hall managed (having to do with an adjoining estate), he felt it only just to say that he never saw fences better attended to than on that property.

Mr. Joshua Walker (Fellow) said he had much pleasure in supporting the vote of thanks, but he should like to say a few words on one part of the subject, namely, the question of the repair of fences. On some Nottinghamshire estates a custom had arisen, which he thought it would be well for land agents in other counties to follow, of allowing a tenant, on quitting a holding, for cutting his fences. It encouraged a tenant to look after his fences if he knew he would get an allowance for cutting the same during the last year.

When a valuer was appointed by a landlord to act for him or his incoming tenant, a separate sum should, he thought, be stated on the award for repairs to fences and buildings on the farm, and that a separate sum should be taken in hand by the landlord and spent on those repairs. He thought this would work well and would tend to keep

up the efficient repairs of fences. The deduction should be made and taken to by the landlord, instead of, as in most cases now, a certain amount being deducted from the valuation on a tenant quitting his holding, he being left to spend that sum, which in many cases he did not do.

Paper 237. }
No. 384. }

THIRD PAPER.

LESSONS FROM FIRE AND PANIC.

By THOMAS BLASHILL, F.R.I.B.A., Fellow.

When I undertook this subject the fatal fire at the Paris Charity Bazaar had not happened, nor did we anticipate that great disaster among the warehouses at Cripplegate which has added its own unnecessary lesson. Indeed, neither of these events was necessary, for they conveyed no warning not already known, and they were useless, for by this time they are practically disregarded.

The fact that the destruction of a building by fire is an improbability removes it from the class of considerations with which the architect usually deals. In proportion to the number of buildings fires are exceedingly few, considering the variety of risks I might say surprisingly few; and if it is a hundred thousand to one against a fire in a particular place on a given day, the ordinary man, environed by more threatening perils, will scoff at precaution and take his chance. But after a calamity the general public with all its tongues asks why the precaution was not taken, and looks out for a victim. By the standard then set up, and not by any doctrine of chances, the architect may expect to be judged.

It is a question whether danger from fire is not increasing in spite of Building Acts. Our buildings are getting more lofty, more closely packed together, and more thickly inhabited. In commercial buildings the rooms are larger and more encumbered with goods,

among and over which manufacturing processes are carried on. There is more machinery actuated by heat. The timber we use is more easily combustible, fittings are lighter, and everything is kept warmer and drier. All our arrangements for obtaining light, from the lucifer match to gas and mineral oil and electricity, are novel and productive of new dangers. The proportion of window openings to wall space is much increased, and with the growth of honesty outside or trustfulness within shutters have been abandoned. The old-fashioned solid window frame that stood flush with the face of the wall, and being dangerous had to be abandoned, is through modern fashion being brought out again from its reveal and made in thin casing which will catch fire and fall into the street. Lifts going through several stories neutralise the advantage of fire-resisting floors, lighting areas common to different premises do away with the security of the party-wall. Unrestricted skylights bring ridicule on the incombustible roof covering of the Building Acts. In fact the most scrupulously legal building of brick or stone and slate may be no more than a kind of grate in which its internal structure and its contents can be most conveniently burned. So in the Cripplegate fire, the progress was about as rapid, and the destruction over its limited area no less complete, than in the Great Fire of 1666 ; and if our arrangements for the extinction of fire had not made immense progress this recent event might have rivalled that great calamity.

Our own lesson from this must be to improve by all means the construction and arrangement of buildings, even though we may be in advance of Building Acts We cannot widen the streets, nor increase the unoccupied areas, nor reduce the necessary openings for light, nor

dictate to the trader modes of conducting his business which would make his business impossible, nor can we do much in advance of public opinion to diminish the numbers of an audience or spread them over a larger area. The most that we can do is to diminish the chances of fire and to delay its progress, to prevent its passage from room to room and from house to house, to so arrange the construction that a fire may be more easily put out, and as regards the safety of the inmates, to provide the best means of escape.

We should be wiser if we knew more of the causes of fires. The final comment on most of our great fires is "cause unknown." They have destroyed the evidence of their origin. We learn something from the records of those that are most easily extinguished, and we should learn more from the far greater number that are discovered and dealt with on the first alarm without troubling the fire brigade. In one of those summer exhibitions that are spread over buildings of a temporary character, I had information of ten such alarms within six months. In my own house we have had, through no fault of ours, at least three of the narrowest escapes from the kind of gas explosion by which the house of one of my friends was lately wrecked. We may learn something from these and other failures, but our great lesson must be to distrust the safety from fire of any building unless the greatest care is taken in its construction, and on no account to think that any deficiency in that particular will be made up by carefulness in its occupation and management.

The points which I think it most useful to notice are the following:—

(1.) The structure and arrangement of buildings generally.

(2.) Certain legal and other provisions for preventing loss of life in dwelling houses.

(3.) Certain legal and other provisions for preventing loss of life in factories.

(4.) Certain legal and other provisions for preventing loss of life in public buildings generally.

(5.) Certain legal and other provisions for preventing loss of life in theatres and music halls.

With respect to structure, the party-wall as a separation between buildings is I think effectual if no illegal openings are made in it. Whether or not it need be carried up through the roof has been a question, but no satisfactory evidence seems to be forthcoming as to the stoppage of fire by party-walls that are not so carried up. When the London Building Bill of 1893 was before Parliament, the Committee took a great interest in this question, and decided that the old height of fifteen inches above the roof should be raised in the case of a warehouse to three feet.

As to openings in external walls where the streets or back areas are narrow, we want shutters that will delay the passage of fire from without, if only for half an hour, and will obstruct the passage of fire from within. It may be that fire-resisting blinds occupying little space will be found useful. The common lighting areas are formed by what are supposed to be external walls, and the provision of shutters or blinds to the openings in them is even more necessary. Every contrivance of this kind should be easily closed, and should be actually closed every night.

I am quite unable to understand the slow progress made in this country by the fire-resisting floor. In Paris fire-resisting floors were common five-and-thirty years ago. I was then carrying out such work here on

a large scale, but the case was exceptional: the weight of the floors was great, the walls had to be thickened, and the cost was excessive. Cheap steel and light substitutes for concrete have changed all that.

In the Cripplegate fire, although many of the warehouses were modern, and some had already been burnt out once or oftener, there was not a single fire-resisting floor. There were wooden floors carried on iron girders, but we are familiar with the behaviour of wrought-iron girders under such conditions. They expand and contract so as to overthrow the walls, or they become soft so as to hang down like tapes. There are now available fire-resisting floors in great variety in which the iron is more or less protected from the fire. In using them care must, however, be taken that no leakage of gas can accumulate in any hollow spaces. I have seen a large and handsomely decorated house in which fire-resisting floors were used in conjunction with battened walls. Upon applying a light in the usual way to the suspected point of escape the mixture of gas and air accumulated in the hollows exploded, and the ceiling with the wall battening in two stories was stripped away, littering the floors and mixing with the broken window glass. In that case these were also severe personal injuries.

In the great re-housing schemes of the London County Council I have made every floor fire-resisting by the use of steel joists wide-spaced, and filled in solid with coke breeze concrete upon which the floor-boards are nailed, the plastered ceiling being done under the concrete direct. The cost is no more than that of a good wooden floor, while the total thickness is only seven inches, which saves two or three inches in the height of each story. They are not complained of by the tenants in respect of noise, but in a house where this would

be of great consequence a cork covering to the boards under the carpet would be a sufficient remedy.

If it is necessary to adopt wooden construction for floors, the ordinary pugging should at least be used. Joists of double the usual thickness placed two feet apart, and filled in solid with some form of concrete, would offer great resistance to fire. As to the material for pugging, coke breeze and cement concrete, mixed four parts to one, stands fire and water better than anything else. In Switzerland they use coarse plaster stuff, into which long wet shavings have been stirred as hair is stirred into plaster for ceilings; and this, though an imperfect substitute for concrete, will resist a fierce fire for a considerable time, but more experience is required in the use of light solid materials.

I think we have now arrived at a time when architects should at least try to secure an incombustible roof. This is stipulated in the building leases of some very important London estates, and I am told that it raises no difficulty If the space in the roof is wanted, pugging or concrete is sometimes put between wooden rafters. If a steep roof is necessary, sheets of asbestos put on the roof boarding in place of felt will afford some protection. In a building professing to any degree of fire resistance, the roof should be protected by a ceiling of concrete put over the topmost story. Ceiling on perforated or expanded metal will give some protection against a small fire.

As to partitions, lath and plaster should be quite abandoned, and brick-nogging also, for a half-brick wall in cement is as easily constructed. There are many kinds of thin partitions from which to choose. I commonly use coke breeze cement concrete two inches in thickness, which is light, tough, and strong enough for

stories of the ordinary height. Old lath-and-plaster partitions may be filled in with this material or with brickwork by removing the plaster from one side only. If the structure is otherwise fire-resisting, any wooden pannelled partitions may be considered as fixtures and disregarded, particularly if in hard wood.

I mention these and similar details, not as being unknown, but as being too often neglected, even where the cost would not be a serious item. If fire-resisting materials were in more regular demand workmen would become familiar with them and they would cost less. Exaggerated estimates of the cost of fire-resisting construction do much harm. Very important steps can certainly be taken in that direction with very little extra cost on ordinary construction.

The great danger of a staircase arises from the cupboard underneath its lower flight, which will probably be stored with combustible materials. If it is constructed of thin deal it will take fire easily. If more solid or made of hard wood it will resist a small fire for some time. If it is to be fire-resisting, concrete is safer than stone. But if everything about a staircase is incombustible it may be rendered useless by accumulated smoke arising from such a cupboard as I have mentioned, or from an adjoining room.

There are certain precautions necessary in construction whether the materials are fire-resisting or not. I have already suggested the danger of hollow floors and hollow partitions, but all hollow spaces that can contain gas or transmit flame or inflammable vapour, or will even allow a supply of air to pass towards a fire, are highly dangerous. The lining of walls with matchboarding is the most ordinary case of this kind. By means of it fire communicates instantly all over a shop, and up

through the floor to the rooms above. The hollows formed in heavy plaster cornices and the hollow spaces behind skirtings transmit flame or inflammable air without any outward warning to adjoining or even distant rooms. One instance or two will illustrate this.

In a fire near Clapham Junction that originated among the Christmas decorations in a draper's window, the smoke and flames passed in this way to the upper floor so quickly, that two girls at work over the back part of the shop lost their lives, although there was an easy means of escape by getting out of the back window on to a flat. In a similar case several persons, probably seized with panic, jumped from first floor windows into the street, instead of stepping out at the back. These are indications of the quick effect of fire in a badly constructed building.

As to the passage of fire or inflammable vapour by hollow spaces, cases have happened where the origin of a considerable fire was inexplicable until it was traced back to some source at a considerable distance from the scene of the damage. In a "fireproof" building, a workman hung his coat in a cupboard leaving his pipe in the pocket. The coat took fire and fell, setting light to the skirting, behind which a small hole had been left in the brick-internal wall. The floor-boards of the adjoining room had been laid on wooden strips that stood above the surface of the concrete. The fire passed along the hollow space, doing three thousand pounds' worth of damage in this fireproof building. Unless the elasticity of a floor is an object, the boards should be nailed down on to a surface of coke breeze concrete.

If no more serious measures than those I have described are taken in respect of a purely domestic building, they may give very material security as to its behaviour

in case of fire. For many years past companies have been erecting artizans' dwellings in London, one of them having put up blocks containing nearly six thousand tenements. In only one case has a fire in any artizans' block extended from one tenement to another. This is due to generally careful construction, though there has been no rigid adherence to fire-resisting principles.

In these descriptions of the parts of a fire-resisting building, the work of the carpenter is practically excluded, and there are many buildings in which this principle should be carried out. There is, however, much convenience in the use of timber, and if posts and girders are made in large sizes, they are safer than if made in iron. Solid floors made of deal joists set close together withstand fire for a long time, but are ultimately destroyed by great heat.

Many attempts have been made to render fir timber fire-resisting or slow-burning by chemical treatment or by covering it with paint. Some of these applications are useful when applied to textile fabrics and to thin slips of wood, but I have been unable to meet with any process that renders the mass of a joist or beam fire-resisting throughout. This is a matter well worth further inquiry and experiment, for joinery at least might be protected in this way. As to the public experiments sometimes reported, those in which tar or mineral oils are liberally used are untrustworthy, for these are light-giving and smoke-producing liquids, and do not imitate the conditions of an ordinary fire.

Although we may succeed in rendering new buildings satisfactorily fire-resisting, a much more important question for the present generation is the improvement of the condition of old buildings. This is well worth the attention of those who have the charge of building

estates already covered, of ordinary town property, or of those old historic mansions filled with family treasures, one of which as I write has been added to the number of those wrecked by fire. In an ordinary building, purely domestic, if the joists are not strong enough to carry a filling in of concrete they will carry ordinary pugging, and if no more than a breadth of three or four feet all round a floor is well filled in on some fire-resisting system, every hollow behind adjacent cornices, skirtings, and partitions being carefully stopped, a very considerable amount of resistance to fire will be afforded. If, besides, the points of contact between chimney stacks and floors and roofs be examined and timber cut away, the condition of an old house might be made approximately as good as that of a new building. In certain cases, where in London a domestic building is changed into a public building, and where a building partly domestic and partly used for trade is increased in area, something of this kind has now to be done.

Even more important than these details of construction is the question of arrangement of buildings with the view of preventing loss of life from fire. Warned by frequent disasters, the legislature has from time to time made provision for protecting persons from sudden fire and panic, and for insuring to the inmates of certain buildings reasonable means of escape.

Examination of this kind must be thorough, for it is difficult to exhaust the possibility of mischief caused by careless workmen in old or in modern times. I have found in an old house the brickwork of a chimney breast cut away to enlarge a cupboard, a thin board being substituted which had evidently done duty for years in that position.

And with regard to any building, the architect cannot

be too cautious against assuming that reasonable care will be taken in managing it. Most houses are at times, often for a very long time, left in the hands of people without sense of responsibility. That is an additional reason for making every structural provision against the chance of a fire. The fate of Cowdray House, in Sussex, though the story is a hundred years old, contains nothing that might not now be paralleled.

The mansion, which was one of the grandest in the country, was being repaired and decorated in preparation for the owner's wedding, and it was left in the hands of caretakers and workmen. All the more valuable of its contents were temporarily stored in a gallery, and a room close to this place was selected for the carpenter's shop, the fires being closely surrounded with shavings. During the night on which all was finished fire was observed in the workshop. The neighbours assembled. The moat was full of water, but nobody could find the key of the engine-house. The destruction was practically complete.

The London Building Act, 1894, provides, by Section 61, that every building over 30 feet in height used wholly or in part as a dwelling house or factory, *and having a parapet*, shall have a dormer window or door opening on to the roof, or a trap door with a fixed or hinged step-ladder leading to the roof, or with other proper means of escape. If there happens to be no parapet there is no such provision. I venture to think that it would only be ordinary prudence to make this provision in any house or factory where there is reasonable doubt as to the means of escape by the ordinary route. Section 62 partially meets this view by requiring that any story in the roof, the floor of which is over 60 feet above the street, shall be constructed of fire-resisting materials; and Section 63 provides that

every building over 60 feet high shall have on the stories, where the floors are over 60 feet above the street, "such means of escape in the case of fire for the persons dwelling or employed therein as can be reasonably required in the circumstances of each case." No such stories can be occupied until the London County Council certifies that this has been done. This is new legislation, and it has now become a very important part of the duty of the Council to say what can be reasonably required in such cases.

The height of 60 feet is fixed because that is the greatest height to which a movable fire-escape will reach, and without some special provision the only means of escape from these high stories would be by descending if that were possible, to the lower stories, and increasing the number of persons there in peril. Schemes to be applied to lofty hotels and houses more or less crowded at night have come before me in great variety, many of these very inadequate. It seems clear that the law, which leaves the occupiers of floors up to 60 feet in height to take their chance, intends that those on higher floors shall escape. They may have a gallery or an iron ladder or staircase for access to the roof of an adjoining building, or a series of ladders may be contrived that will conduct them clear of the windows of the burning building down to the ground. But 60 feet is a great height from which to expect women, children and sick persons, scantily dressed, suddenly alarmed in the night, and for the first time in their lives, to descend by an external ladder, in any weather, and probably in the dark. We may realise the condition in which people escape from the account of a fire that happened at the Scottish mansion of the Duke of Argyll, in which praise was given to the Princess Louise for her presence of mind in running back from the garden

to get stockings for the rest of the household who had rushed out barefooted. For people in that condition steep ladders with ordinary rounds are useless. They must be of tolerably good slope, have flat treads and hand-rails and there must be suitable protection where necessary against falling into areas or through skylights. The escape door must have such fastenings only as can be easily opened from within. It must be easily found by night, and the bottom of the escape must be in some open space quite clear of danger But whether the escape delivers to the ground or on to some willing neighbour's roof, there is risk that it will be made use of by burglars and by inmates of both premises for improper purposes. If a separate staircase leading down to a separate door of exit is provided in the building it will very likely be allowed to go out of use, and will be turned into a store place for lumber. On the other hand, if the construction of dwelling rooms above the 60 feet limit is of very great consequence, the owner may reasonably be required to make and keep up such arrangements, however costly, as will be really efficient.

By the 74th Section of the London Building Act when a building over 1,000 feet in area is used in part for purpose of trade and manufacture and in part as a dwelling house, the two parts must be separated by walls and floors of fire-resisting materials, and all means of approach to the dwelling-house portion must be constructed throughout of fire-resisting material. But the walls of staircases and passages may have openings fitted with fire-resisting doors to communicate between the two portions, for which purpose hard wood two inches thick is reckoned fire-resisting. For staircases hard wood two inches thick is also permitted, and good concrete when filled in between the joists of floors is fire-resisting.

It will be observed that the term "fire-resisting" is used and not fireproof. The construction must not add fuel to the fire, but resist it for at least a considerable time, during which the inmates of a building may escape and fire appliances be brought to bear. If the contents of the room or even of the building cannot be saved, so much the worse for the owner or the insurance company; but the fire should rarely extend to the adjoining apartment on either side or to a story above or below, and the smoke should be kept from staircases and passages. This means giving to adjoining sections of a house as nearly as practicable the same protection against each other as a good party-wall affords to the inhabitants of an adjoining house.

By the Factory Act, 1891, every new factory in which more than forty persons are employed must be provided on the stories above the ground floor with such means of escape in case of fire as can reasonably be required under the circumstances of each case Every old factory must, after notice, be similarly provided, subject to arbitration in case of difference. The Factory Act of 1895 extends these provisions to certain workshops and laundries. I think that the chief fatalities during recent years have been in factories employing less than forty, but there are other provisions for safety and for facilitating escape which may be put in force by the inspectors if the provisions above mentioned are not applicable. As to the application of these structural provisions, it has been said that if the workpeople on the upper floors are provided with means of getting to the ground floor they cease to be subject to the Act, but this view does not seem to be supported by the words of the Act, which require that such persons are to have "means of escape," and the ground floor might be on fire and not available

for that purpose. These persons therefore must have means of getting clear of the building either into a street, or by arrangement on to adjoining premises, or into an open yard of ample area. In a confined yard they would be subject to the glow and heat of the fire, and this is fatal. Many of the victims at the Paris Bazaar fire died in the open yard at the rear, which was of some size, but which afforded no shelter from the fire.

The circumstances of each case which the authority or the arbitrator are to take into account appear to be such as arise from the nature and quantity of materials used, the processes employed, the danger from lifts which will communicate fire and smoke, the numbers of workmen and workwomen respectively, and the description of the premises surrounding the factory. It is sometimes argued that "the circumstances of each case" which are to be taken into consideration include such as arise from the insufficiency or inconvenience of the site, the owner's system of supervision, or other matters which might have been foreseen and provided against in the selection of the site or the construction of the building, and that allowances should be made for such matters of difficulty. But there must at any rate be means of escape, and those which may be sufficient in an ordinary case may reasonably be increased and not omitted if the site, or the buildings, or the system of management are worse than common. If a factory has combustible floors and roof, the requirements may be more stringent than if it is fire-resisting throughout. But unless the plan is satisfactory, the smoke from a very small fire will quickly spread, disabling the workpeople or causing a sudden panic, whether the building is fire-resisting or not.

Some of the causes of danger are the inflammability of

the stock, the way it is allowed to accumulate so that insufficient room may be left even for passages, the chance that access to staircases may be cut off by the fire, the insufficient width of the staircases, the bad arrangement of their steps, and their liability to become filled with smoke. As in theatres, there should be alternative means of escape at different extremities of the building. Two rooms may be united by a doorway, each room having its staircase at the other extremity, or two buildings having their own staircases may be united by a bridge on each floor. Generally the staircases should be of concrete, secondary staircases of minor importance being of oak or teak, the treads 10 inches, the risers $7\frac{1}{4}$ inches, the width 3 feet 6 inches to 4 feet 6 inches. There should be a fire-resisting enclosure to each, with self-closing doors opening by pressure in the direction of each, but not so as to obstruct the landings. The staircase should be well ventilated and should adjoin an external wall. If that is impracticable, it should communicate with the street by a very short passage of fire-resisting construction. The roof of the staircase should be fire-resisting. If iron or other fixed sashes are to be used some should be made to open, so that persons could be rescued by means of them.

I will here allude to other means of escape which are no doubt contemplated. Iron external staircases kept clear of windows through which fire can pass may be constructed. Movable fire-escapes are to some extent recognised, for the factory inspector may require them and the magistrate may order them. But these are things properly within the duty of the tenant, and do not seem to be what the Acts require of the owner, whose duty it is to put his building into a proper state structurally. Movable escapes are not satisfactory

as substitutes for structural requirements. When a new staircase was demanded in an old building the occupier pointed out that there was a movable escape ready to be let down at one of the windows. When asked to show how it worked the window was found to be fastened down, and he proposed to send for a carpenter, who was in the basement. I need not enlarge on the risks of such contrivances when used by persons not in the frequent habit of using them.

Escape downward by means of the staircase being liable to interruption by fire and smoke, other means must be made available. Very little has so far been done to provide escape by the horizontal route towards adjoining buildings or upwards through the roof. To both of these there are, however, serious objections.

The London Building Act prohibits openings through party-walls between houses in different occupations; besides which, few people would run the risk of the improper user of such convenient modes of getting from house to house without the knowledge of the owners. The late Sir Henry Bessemer showed me an ingenious arrangement by which this last objection was sought to be removed. An opening only 16 inches wide by 3 feet 6 inches high was made in the party-wall at a foot above the floor level. On each side was a very strong iron door and frame, on the inner side of which was a pair of knockers. On an alarm of fire in either house the inmates would open their own door, and ply the knockers on that of the neighbour, who might be expected to come quickly to the rescue. The outside balcony is a much better arrangement, and if it could be generally adopted on each story, or only for alternative stories, there would be in most cases reasonable facilities for rescue. But the balcony, though a beautiful architectural feature, is

almost unused in this country. It might cause apprehension of improper access from house to house or from room to room. I have, however, lived for many years in a district where every house has a spacious balcony above the ground story, and I have not heard of this objection. There is an easy means of passing from the window of one house to the nearest window of the adjoining house by fixing a short length of balcony between them crossing the end of the party-wall.

But the best means of escape after the staircase is by way of the roof, a good flight of stairs being provided to the roof door, which should have an automatic fastening. The Cripplegate fire happened to originate in one of the manufacturing warehouses which was first dealt with by the London County Council under the Factory Act of 1891. The two upper stories were occupied by seventy or eighty workgirls, and the owner willingly put a proper door to lead on to the roof. By this route he and they got away, and without it they must all have perished. But easy as it was, there was considerable difficulty in getting the girls out in the few minutes available, some having fainted or become uncontrollable in their excitement. As the workwomen are usually accommodated, often by hundreds, on top stories, this is a useful lesson in the construction of means of escape.

I do not suppose that roof doors will be willingly adopted where valuable stocks are kept, but in a district of warehouses where the roofs were properly adapted for escape there might be a watch kept on the roof against thieves and the outbreak of fire.

The construction and arrangement of public buildings, that is places of worship, schools, hospitals, workhouses, theatres, halls, exhibition rooms, and other public places of

assembly n London, are in certain respects regulated by the London Building Act, 1894. The general construction must be to the approval of the district surveyor, subject to a tribunal of appeal, but the Act requires that the floors of lobbies, corridors, passages, and landings, and the flights of stairs shall be of fire-resisting material. Besides this the dimensions of passages, staircases, and exits of new churches, chapels, meeting houses, public halls, lecture rooms, exhibition rooms, or places of assembly are laid down in the Act. Staircases must be carried and enclosed by nine-inch walls, and with the corridors and passages shall be not less than four feet six inches wide, but if not more than two hundred persons are accommodated this is reduced to three feet six inches. If for more than four hundred persons an addition of six inches for every additional hundred is to be made up to a maximum of nine feet, and when the width is over six feet there is to be a dividing hand-rail. If two staircases or passages are put instead of one, each must be of two-thirds the above dimensions, but not less than three feet six inches. And if one portion of the public is accommodated over another portion they must have a separate exit. All doors and barriers must open outwards, and no outside locks or bolts are to be fixed.

As regards public buildings in general these are new provisions. They are a somewhat mild adaptation of the much more stringent regulations that have long been applied to theatres and music-halls, and they were very much required.

I was once asked by a member of a Parliamentary Committee who desired to ridicule our theatre regulations why we did not seek to apply them to churches, and could only suggest the comparative infrequency of

accidents in such places. But the reason was inadequate, and Parliament has since recognised this in the above provisions. There are many more accidents in places of worship than is commonly supposed, and the most serious have happened in such places. The crowds are often more dense, and precautions are hardly thought of. One or perhaps two doors are thought enough for many hundreds of people. The organ and the heating apparatus and vestry are in dangerous proximity, artificial light and decoration are on the increase. A senseless panic ensues on the least alarm.

To go back rather a long way, in 1120 the monastic church of Vezelay, in France, was burnt, with 1,127 men and women. And other similar fatalities are found in old records. Some seventy years ago, at a festival, when the cathedral of a South American city was crowded with the whole female population, the elaborate decorations which thoughtless people always add on festal occasions took fire, and 2,000 perished, hardly any escaping. A few months ago some decorations in Pisa Cathedral took fire, and in a panic twelve persons were crushed to death and twenty injured. A few weeks ago, fifty-four people were killed and eighty injured at a fire in a church in Russia. A few days ago, the organ and gallery of a chapel in Hull were blazing when the Sunday morning congregation assembled. If this outbreak had been delayed for half an hour we might have had an object lesson in panic. I mention these matters because the architect will feel that he ought not to provide anything less than the moderate securities demanded by the London Building Act; and if one or two additional doors are required, they are at all times a convenience to a crowded congregation. If the precautions above mentioned are required in a new

building, I am unable to see why they should not within a reasonable time be demanded in old buildings as well.

But these are matters in which we must expect no help or sympathy from the persons whose lives are thus safeguarded. Twenty years ago the densely crowded church of which I was the people's warden had outer doors opening inwards, and with the support of the vicar I insisted on an internal lobby with doors opening outwards. We did this in spite of unanimous opposition and as no panic has occurred the opponents may say they were in the right.

A few years ago a thoughtful architect provided to the west end of a new church the only efficient arrangement of exit doors that I have seen, but fitted them with a lock. I went to the opening service to see the result. The place was full even to the standing room, and when the procession from the choir turned to come down the centre passage they could not advance a step. Then, if ever, was the time to throw open the exit doors, but the key was in the vicar's pocket, and he could not be reached except by means that would have been impracticable, and with delay that would have been fatal, in case of a panic.

I think it probable that we may not again hear of the fitting up of one of our great churches for some important function with a forest of timber, in stages and seats and galleries, so that either through accident or through malice, a fire may be raised which might result in a calamity even greater than any that has hitherto been known. At the induction of the Dean of Canterbury, when a great crowd was expected, those in charge of the Cathedral were properly careful, and limited the admissions to those who could be accommo-

dated with a reasonable chance of safety to themselves.

Our theatre regulations are made under the Metropolis Management Amendment Act, 1878, and have been much strengthened in recent years, largely through the advice of Sir E. M. Shaw, K.C.B., formerly the chief officer of the Metropoliton Fire Brigade, while the application of the regulations has become more stringent as their necessity has been more generally appreciated. They are applicable to all places where the public are invited, for music, or dancing, or stage plays, whether on payment, or by ticket, or free. I can only mention a few of the things which must now be done in the case of a newly licensed building, and which are demanded so far as is reasonable and practicable in the case of an old building. As to the latter there is an appeal to an arbitrator.

I am not sure that many theatre architects entirely approve every one of our regulations, but some approve certain of them and others probably approve the rest, for whereas a few years ago not many plans were submitted that would bear examination, there is now a large and increasing number of architects who, so far as their clients will permit them, produce excellent plans and heartily concur in our regulations as a whole. And as to clients, all the more experienced managers are alive to the risks of their undertakings, and very large sums have been willingly spent by them in the improvement of old buildings. Manchester has taken a good lead in theatre architecture. At the present time, when new theatres are being built in all our London suburbs, and even in small provincial towns, no class of buildings is better understood.

In London the site for a new theatre or music-hall

must abut for one-half of the boundary upon public thoroughfares, one of which must be not less than forty feet wide. This is exactly one-half of the requirement as to site in most continental cities, where, as in Manchester, the theatre must be entirely isolated. But our own moderate demand may be relaxed if the building is of small importance or if the design or the surroundings seem to warrant it. We are now actually getting isolated theatres, whereas a few years ago there was not one in London. Not many years ago the owner of a site intended for a theatre would insist on devoting the best portion of his frontage to shops. If the site consisted chiefly of back land the owner would consider it particularly eligible for a theatre. Of such a site I once said to the proposer, "Surely nature intended this for a "coal yard," but he was careful to correct me—it had really been a timber yard.

Our regulations provide for the separation of dressing-rooms, and such sources of danger as workshops, stores, painting-rooms, property-rooms, scene-docks, engine-rooms, and gas-meter rooms, and regulate the supply of gas, electric light, lime light, and water. They require a fire-resisting curtain and a high roof with lantern light over the stage. The mischief of windows opening near adjacent property is sometimes imperfectly guarded against by protecting them with hoppers. Recently a fire was caused in a music-hall by an old accumulation of rubbish carried by the wind into one such hopper and fired by burning soot from a neighbouring chimney. Our greatest difficulties arise out of staircases, corridors, and exits.

People who talk of clearing a theatre in two or three minutes fail to realise the suddenness with which smoke and poisonous vapours spread, nor do they appreciate

the effect of a panic, which may prevent an audience getting out at all. If a fire breaks out among the scenery the whole is alight at once; the vapours make for the upper parts of the auditorium and the people die where they sit. In the great theatre fires it has been estimated that all the victims died from suffocation within five minutes. These are matters which can be reckoned with, hence the provision of fire-proof curtains and high roofs over the stage. But no one can reckon with panic. It needs no fire or other danger. It is a madness to escape from no one knows what. The exits from a public place must allow for panic as well as for fire. Two exits, well-lighted by some independent means, must be provided from every part of the building, and as one may be blocked, each must be capable of taking the whole of that part of the audience They should deliver into different streets. One of these, which will also be an entrance, may be connected with a vestibule that is common to three entrances, and the doorways of this vestibule must be one-third wider than the combined widths of these three separate entrances. The least width for an exit is four feet six inches in the clear. Too frequently I find that the exits are actually made of this dimension between the brickwork, so that after deducting the thickness of doors and projecting handles only three feet four inches is left. I consider it unfair to expect one to overlook such mistakes in so important a matter.

All exit doors having fastenings must be fitted with bolts yielding to pressure from within. This necessary regulation gives rise to great difficulty. A manager will suspect that persons get access through these exit doors, and also that his servants get out at improper times. In view of the importance of this point, and the

impossibilty of securing by any system of inspection the opening every night of a door that has locks and bolts, it may be hoped that there is mechanical ingenuity enough to get over any such objection as I have indicated.

The impossibility of getting the employés about a public place to understand that exit doors and passages are meant to be at all times free and well lighted may be illustrated from experience. The first new theatre that was opened in my time had been rebuilt after a fire, and the proprietor, confident in his arrangements, invited my inspection on the opening night. I found the exits without lights and their doors blocked by the debris thrown out of the building at the last moment. In another case a few years ago the architect had provided admirable exits, but insisted on fitting the doors with locks. In the middle of the first performance I found every door locked and the key at the box office, to be used I was told if required. In a third case, when everything had been found in order, a final visit an hour before the opening disclosed that handsome fixed grills were being put to every exit door, only to be removed in case of need. We have found exit passages turned into lumber rooms, or obstructed by spare tables, by chairs intended for extra and illegal seats in the gangways, by perambulators, and by bicycles. In one case the exit was the home of a savage dog. The architect must never depend on the care with which his building will be managed, and in spite of good intentions the accumulation of spare scenery belonging to pieces that have been taken off or are coming on, and the storing of rubbish, is always a danger. In important continental theatres a separate warehouse is provided as near as possible to,

but detached from, the building, and there all scenery and properties not actually in use are kept.

And with respect to this last consideration, experience teaches that in cases of sudden danger no audience, no crowd in a house or factory, and indeed no individual, can be trusted to take the obviously reasonable course to prevent accident or to get to a place of safety. Their escape must be ensured for them by the provision of unobstructed exits that are used habitually, that are as short as possible, and that will take a crowd of people as fast as they can get away. Thus the planning of a building in relation to its exits is often of even more importance than its materials or the question of its site and surroundings, which last is a question often beyond the architect's control. I have advised a theatre architect to begin by laying down on his plan eight staircases and ten or twelve exit doors, and then see whether he had room left for a stage and auditorium. This is more reasonable than planning first these last-named parts and then using up any spare corners for scanty and inconvenient stairs and passages.

There is no class of public building so risky as the parochial or mission hall or club room which exists for purposes of instruction or social recreation. The licensees of such places are very often too inexperienced to feel any sense of responsibility, and the amateurs who usually manage such matters have no sense of danger. Having consented to preside at an amateur charity performance where the stage had been fitted up by the company, I found the footlights to consist of a row of dwarf candles, each being simply stuck down on a penny piece. During the play one of the canvas wings fell upon these footlights.

Unwarned by the Paris disaster, bazaars are got up

regardless of the danger from stalls heaped up with flimsy materials and lighted up by Japanese lanterns, without any special means of fire extinction and with indifferent means of escape. In a particularly bad case, while the chairman of the committee was arguing against the possibility of accident, a lantern took fire and fell. No more than this is necessary to produce the worst of those accidents which such premises may be said to invite, and the contents of only one stall would have sufficed.

In view of the wide range of this Paper and the familiarity of this audience with the details of construction, I have for the most part been content to suggest principles upon which we ought to act. And on account of the importance of these questions in relation to the safety of life, I trust we shall agree that there is a moral duty in every one charged with the erection or care of a building to make it as secure against fire and panic as he can. I confess to some feeling approaching pain when an architect, assuming something like the position of a legal advocate, endeavours to argue that provisions made by law for the safety of life and property mean less than they are commonly supposed to mean, or struggles to get some relaxation of the law which, perhaps unfortunately, the public authority has power to grant. Every relaxation beyond what a prudent man would consider safe is in the nature of a wager that nothing shall happen during the whole time that the building will be in existence which will call for the particular precaution which on the responsible advice of the architect has been injudiciously omitted. It may be that the wager will be won, but the risk is considerable and always there; and this is a consideration which I desire to

impress most strongly upon those who are charged with such responsibilities as I have indicated.

Mr. H. C. Richards, M.P. (Associate), said that as a humble Associate of The Surveyors' Institution and one of those wicked people whom Mr. Blashill referred to at the end of his Paper as sometimes objecting to his requirements even when they were just, he begged to move a very cordial vote of thanks for the very able Paper which he had just read.

He spoke from the point of view and position of a layman it was true, but he was not without experience of the subject. He had witnessed one fire in his own constituency—a fire which occurred only a few hundred yards from his own offices—where he had seen the absolute necessity for those precautions which the Paper so clearly indicated. He (speaking as a layman) begged to object most strongly to the employment of so-called non-inflammable floors. It was well known how unreliable iron girders were. No doubt Mr. Blashill remembered the fire in Tabernacle Street, where new premises collapsed within three or four hours, and every one of them was furnished with what are technically called fire-proof roofs, but a more perfect clearance of several acres of land could not be imagined. They were practically new buildings, erected within the last six or seven years.

He must confess that for the requirements of the London County Council as to new buildings he had no words but words of praise. They certainly ensured, so far as was possible, that places of amusement, at all events, should not be death traps in case of fire or panic.

He knew from his professional experience how difficult it was for manufacturers in the possession of

buildings, put up perhaps twenty or more years ago, to comply with the requirements of the Building Acts, and especially so where a large number of workpeople were engaged. He had a case in his mind. No doubt Mr. Blashill's requirements were very excellent, but the difficulty was that although outside staircases were required as exits, the ground landlord refused to allow them to be built. And, as had been said by Mr. Holden in the first Paper that morning, it was not difficult to drive away a very large amount of manufacturing and other offices from a city if the conditions were too onerous. He represented a working-class constituency in which some 1,200 voters live in model dwellings, and among these tenements he had never heard of a fire. There were, in London, a very large number of such dwellings owned by companies or philanthropists, the former working for profit or for sufficient remuneration to cover capital expended, and not in a single case, so far as he knew, had any disaster occurred from fire. This was not owing to the care of the tenants, but solely to the superiority of the buildings and compliance with those modern views which he hoped had not only permeated architects and surveyors, but, what would be better still, the common sense of the country.

The position which Mr. Blashill occupied was a difficult one, for London had in the past many separate authorities, and he was not quite sure that the system of government was perfect even yet. He might have made, as a lawyer, remarks about the London County Council of which Mr. Blashill would not approve, but he was sure that Mr. Blashill, as a member of The Surveyors' Institution, was one of the most competent officers who could be selected to fill a difficult post. Only those who remembered the discussion on the

London Building Act and the evidence given upon it, could realise the difficulty of enforcing modern views and modern legislation upon those who had built under circumstances different from those of to-day.

With regard to exits for churches and chapels, he should have liked a few more definite remarks. In modern churches and some of the ancient chapels there was not so much to complain of. But, as he well knew, some places of worship were used for political meetings, although churches were not.

He would much like to see the London County Council take some steps in these cases, or some of their electors would some day surely be sacrificed. He could point out to Mr. Blashill, and he should be very pleased to do so if he would give him the opportunity, many places of worship where, in the event of a panic (and they were usually only filled at election time), the results would be most disastrous; and although he should object to the London County Council taking possession of our cathedrals or churches, or even selecting our music, as they did at the music halls, he thought it would be well to have an inspector present now and then on occasions of great festivals and when there was likely to be a large assembly. It was extraordinary to observe the length of time and difficulty involved in the departure of a great congregation, especially when, as often happened in London churches, there were two congregations—one waiting outside, not in the best of tempers, and another within, which had to depart before the new one arrived. He also thought there should be some regulation as to chairs being placed in aisles of churches as well as in gangways of theatres.

Mr. H. H. Collins, (Fellow), was only too happy to be able to second the vote, which would not, he was sure, be a merely formal one.

It was only to be anticipated that a Paper on this subject coming from an authority like Mr. Blashill would be worthy of the *Transactions* of the Institution, and would contain much valuable information, not only for the guidance of laymen, but for the use and instruction of architects and surveyors. That expectation had certainly been realized and for himself he could say that even the hearing it read had given him a great deal of information, and no doubt from a future careful study he should obtain considerably more.

He thought that even the slight sarcasm with which Mr. Blashill had concluded his Paper could well be forgiven by men who were often placed in the position of acting as "legal advocate," which Mr. Blashill had deprecated.

The best provisions made by law for the protection of life and property really meant, Mr. Blashill said, "less "than they implied." But where clients were put to considerable expense there was, on this point at all events, a difference of opinion. There was surely no need for censure on the professional man who in such circumstances did his best for his client's interests. At the same time he admitted they had no right to evade the provisions of an Act of Parliament. The County Council itself even tried to do this, and their regulations and requirements were most harassing to those who had to invest their money in building operations—in fact no one knew exactly where he was. To-day regulations were issued as to what was to be done, and to-morrow fresh ones were promulgated as to what was not to be done. Then again there was no finality. Even

in the case of theatres there was the utmost difficulty with regard to satisfying the Council's requirements.

A man might be put to the expense of thousands of pounds, and afterwards discover that the outlay was to a large extent useless, and that more and more was required by the Council to be expended.

It was this uncertainty of which he complained, and the difficulty of ascertaining what was really and finally required, and it was devoutly to be wished that some more regular and intelligible system could be devised.

He would not attempt to criticise the Paper. It contained so much that required reflection, and which it would be so useful to have fairly and properly discussed by the London members that he thought its consideration should be adjourned until the next meeting of the Institution in the metropolis.

There was not a municipal building in London which could vie with that in which the meeting was now assembled, and its construction gave great hopes for the new building of The Surveyors' Institution, which was now being erected from designs by the same architect.

There were in the Paper a great many points which were controversial, and a great many others on which all would agree; but there were certain matters mentioned which he did not think architects, either in Manchester or London, could or would concur in. The author had practically ignored the crucial question of cost, but unfortunately things had not yet reached that stage which would admit of this most important consideration being thrown aside. This and many other points would have to be carefully thrashed out in discussion, and in conclusion he begged again heartily to second the vote of thanks to the able writer of the Paper.

Mr. JOHN HOLDEN (Fellow) said he had very great pleasure in supporting the vote of thanks.

The Paper by Mr. Blashill was to his mind one of the most important which he had heard for some time, and was especially so as coming from a gentleman of his standing, having such exceptional opportunities of seeing all matters connected with buildings and experience in dealing with them. He did not think it would be possible to find a better person to read a Paper on such a subject. There were, however, many points in it which required the careful consideration which it was impossible to give them at that meeting after merely hearing it read, and he agreed that the further discussion of it might well be deferred to another occasion.

The question of panic was one which was likely to upset all preconceived notions of building. Most fire-resisting schemes often proved useless, but, at the same time, he did not for a moment suggest that fire-resisting arrangements should be neglected. They were most important, and in all cases it should be impossible to interfere with them or, by neglect, make them ineffectual. The author's remarks on exit doors were, he thought, admirable. However many there were, they would be closed, or filled up, or out of order. The same difficulty arose in the case of pipes and hose. Years since he was advised by Mr. Tozer, the then superintendent of the Fire Brigade in Manchester, not to put them in buildings at all. He said his men never touched them: they always found when they came to a fire that the pipes were out of order, and they looked to their own arrangements entirely. That was a very important point, and went to show that all arrangements should be made as simple as possible. Mr. Blashill had mentioned using balconies. He (Mr.

Holden) thought that about the best thing was to arrange a continuous balcony along the front of a street, to be used only for escape purposes, and if it were used by unauthorised people when there was no danger of fire they should be at once arrested or taken in charge. It gave an immediate escape from the building, and could be used by the occupants of any building in a street.

Timber and iron had been compared. Iron was about the worst material possible in case of fire. He had seen cases, as Mr. Blashill had no doubt done, where iron joists of buildings were twisted and useless, and the walls were kept together merely by a few beams. The great advantage of beams was that, if they were of a good size, they would only char at the sides and would hold the building together after the iron joists were gone.

Mr. H. Hartley (Fellow) said he regarded the question which Mr. Blashill had brought before the Meeting as a most important one, and in an experience of some years he had found that it was exceedingly necessary that the authorities should have some jurisdiction, more especially as regards public buildings and manufactories. In many cases he had found that provision had been made for all manner of appliances for the extinction of fire (it might be by sprinklers or it might be by an appliance for the attachment of a hose-pipe), but that when occasion required, and a serious fire took place, at that very moment those means of extinction were not ready for use. It appeared to him that the most important question with regard to protection from fire was whether there was a proper means of exit, and he was very pleased to hear Mr. Blashill not only refer to places

of popular amusement, but also point out the serious danger that existed in our churches and our chapels. He was in the habit of attending a church which accommodated something like 1,200 people, and in that church there were two small doors. They both opened inwards, and it appeared to him that in case of a panic from fire very few persons could escape.

The Paper very wisely referred to the fashion, which had lately gained ground, of excessive decoration in our churches. Decorations in many cases meant danger, and he thought it quite as necessary that we should be protected in our places of worship as in our places of amusement.

With regard to balconies, he was quite in accord with what Mr. Blashill said, but he would restrict balconies to upper floors, which could not be easily reached by short ladders, or where access from the ground could not be easily obtained.

He remembered when staying at a house in the north of England where his room had a French window approached by a balcony, he was awakened one morning by someone endeavouring to force the French window, and when he looked out he saw that the intruder was a lady who had turned to the left hand instead of the right. If it were so easy for a lady to make such an innocent mistake, it was impossible to say what might happen.

Mr. Coard S. Pain (Fellow) wished to say a few words on this Paper, as he might not have an opportunity of taking part in the discussion if it were adjourned to London. He would even venture to say one word on behalf of the jerry-builder. This might seem a bold thing to do, but from the remarks of the author of

the Paper he gathered that there was considerable danger from dry-rot if timber floors were made too air-proof, and he thought a good many members present would be able to confirm that view from their own experience.

Now if there was one merit in the jerry-builder he thought it was that no dry-rot was ever found in his buildings as a result of the floors being air-proof.

An old insurance friend of his once told him that the first five minutes of a fire was worth all the rest put together. He had been thinking lately, and no doubt some other members may have thought, what would happen in the event of one's own house taking fire. It may have occurred to them to make some provision, such as having a hose-pipe ready which could be attached to a tap; but although, of course, the number of fires in domestic houses were few compared with those in public buildings, something more than this was necessary. On board the great American liners there was a regular system of fire drill, and it seemed to him that if some such system could be enforced among the staffs of theatres and such buildings, and could be encouraged in private houses, it might save a great deal of destruction of property and loss of life.

Mr. Howard Martin (Fellow) said that, as a Londoner, he felt the Institution was extremely indebted to its Lancashire members who had contributed to the discussion, because he took it that Mr. Blashill did not read his Paper with any notion of discussing the rules of the London County Council, but in order to give some account of his experience in London as to what were the rules which should be adopted in common by all large towns to diminish the risk of loss of life and

property by fire, and any expression of opinion on the points raised was particularly valuable from surveyors in Manchester and Liverpool, which cities he believed to be far ahead of London in this respect.

He would give an instance of the effect of iron floors in case of fire which had come under his own observation. In the case of a row of ten warehouses destroyed in the Cripplegate fire, referred to by Mr. Blashill, nine were new warehouses with fire-resisting floors and one an old warehouse with wooden floors. The walls of the nine warehouses were all pushed out by the iron floor girders and nearly the whole of the brick work fell, while in the case of the warehouse with the wooden floors the walls remained standing. As a matter of fact they had since to be pulled down, but their remaining standing much diminished the risk to firemen and others, and if the fire had not been so severe they would in all probability have been retained altogether.

The CHAIRMAN, before putting the vote of thanks said he thought all must feel very much indebted to Mr. Blashill for his very able Paper, and he quite agreed with the suggestion that it deserved far more consideration before it could with advantage be fully discussed or criticised, and he was heartily with Mr. Collins in proposing that the debate should be adjourned to London in order that the Paper should be thoroughly and properly discussed.

The vote of thanks was then put to the Meeting and carried unanimously.

Mr. BLASHILL said he wished most heartily to thank

the Meeting for the very cordial way in which they had received his Paper.

He especially valued the remarks of Mr. Richards. That a man of his position, outside their ordinary professional line, should take up views of this kind was, he thought, one of the healthiest signs of the times, for public bodies could not proceed far in advance of public opinion without running considerable risk of failure to accomplish their ends.

He felt greatly flattered by what had been suggested as to the desirability of adjourning the discussion.

He often met his old friend Mr. Collins in London. They not infrequently, he thought, pulled rather in opposite directions, and, as in that very ancient and most improving and amusing game, the "tug-of-war," the pull might be stronger first on one side and then on the other, but he never found anyone who could tell him what happened to the amount of power that was lost in the pulling. It was to be hoped that it was utilised in some way. He again thanked the Meeting for their kindly reception of his paper.

Paper 238.
No. 385.

In the absence of the author, Mr. HOWARD CHATFEILD CLARKE (Fellow), it was resolved that the following Paper be taken as read and be Published in the *Transactions*.

FOURTH PAPER.

NOTES ON THE CONSTRUCTION OF TOWN BUILDINGS.

BY HOWARD CHATFEILD CLARKE, FELLOW.

When I was asked to write a short Paper to be read to this important meeting, I felt I was in duty bound to acquiesce, but I need not say I was also fully conscious that the honour of so doing should have been placed in far worthier hands than my own. I remembered, however, that my late father, who was President of this Institution in 1894-5, read a Paper as far back as the year 1869, and it is upon the continuing "generations of sons" that the work of maintaining and extending these societies must depend, however unworthy the sons are to succeed to the brilliant band of men who thirty years ago formed the nucleus from which our Institution of nearly 3,000 members has developed.

The following remarks are mainly devoted to the planning and constructional side of buildings, but I desire to say that I am of opinion that, although a man must devote a large share of his attention and time to such matters, they in no way supersede his work as an architect but rather help him in giving his buildings architectural character.

These notes have been written mainly with the object of obtaining your views upon the practical points. No one feels more than I do how much we from the south

have to learn from you our brothers in the north, and I trust at our next provincial meeting the duty of writing Papers to raise discussion will fall more largely upon local men.

I propose to consider town buildings from the point of view, (1) of construction, (2) of materials, and (3) last, but not least, of cost.

For dealing successfully with buildings like city banks, offices, warehouses, showrooms, and schools, regard must be had to—

(1.) Simplicity of plan and arrangement;
(2.) Ample lighting to all parts;
(3.) Good means of ventilation and warming;
(4.) Good sanitary accommodation and drainage;
(5.) Protection as much as possible from fire; and
(6.) The employment of suitable materials for the purposes for which the premises are intended.

I know full well how the difficult limitations of confined situations, poor frontages and numerous awkward angles, sites dominated by ancient lights and surrounded by defective party or other walls, militate against the realisation of ideal requirements; but it is exactly at this point that the experience of a professional man comes into play, and gives him his opportunity of showing how all these and many other difficulties may be overcome.

Construction.—How far do modern methods of construction forward these objects?

I have no hesitation in saying that, upon the whole, they do so to a very large extent. In former years town warehouses were built with extremely thick walls, floors of low elevation, with die square timber uprights and wooden beams supporting them, low windows with

cast-iron frames, and basement floors laid on the ground, with no provision for keeping back damp, and with no proper sanitary arrangements. As for their external appearance, the least said the better. Doubtless there are many such buildings remaining in Manchester, as there are in the City of London, especially that part of the City near to the river.

What is the case, however, to-day? All well-designed warehouses are built with as little unnecessary brickwork as possible and no internal walls where they can possibly be avoided; with floors of fair height and unencumbered by posts or columns as far as is practicable, and with proper lavatories to the open air in more than one floor of the premises. I have endeavoured to carry out these principles in the Upper Thames Street warehouses, the drawings of which are shown upon the screen.

Our fifth requirement as named above (the protection of a building from fire) opens up the extremely large subject of what is a fire-proof building, and with it the laws and regulations under which we have to work. This subject will be fully dealt with in the Paper which Mr. Blashill has prepared for this meeting, but I may be permitted to refer to it very briefly here. In London we practitioners have all been sent to school again in a large measure by the passing of the London Building Act of 1894, which came into operation on January 1st, 1895 and superseded the Act of 1855. A short reference to the new Act as it affects the constructions of buildings will, I hope, not be out of place here.

Buildings under this Act are classed under four heads:—

Dwelling houses, domestic buildings, public buildings, buildings of the warehouse class.

Among the regulations set forth, applying to "domestic buildings" erected after the commencement of the Act, Section 43 provides for sites which have been occupied by a domestic building (at any time within seven years previous to the commencement of the Act) by giving power to erect a new building on as much land as was previously occupied, if drawings of the previously existing building have been duly submitted to and certified by the district surveyor. This section, I think, is of considerable advantage to building owners, as the district surveyor's certificate is taken as conclusive evidence of the correctness of the plans, and therefore of the old buildings existing upon the site.

Under Section No. 47 no building is to be erected to a greater height than 80 feet without the consent of the Council.

Looking to the great height of modern structures I think this regulation a reasonable one. High buildings in towns create cold, draughty, and sunless streets. One of our finest improvements in London, Northumberland Avenue, always appears to me to be spoilt by the excessive height to which buildings have been carried up on either side of it. I regret I have not seen American cities, but the impression given one by photographs is that the extreme height of their buildings does not help either their architectural beauty or their convenience. I believe the wide streets and low houses in East London and the suburbs of the large provincial towns, which allow of the free circulation of air and sunlight, add very materially to the general healthiness of the inhabitants.

The section of the Act relating to cubical extent of buildings and the uniting of buildings are interesting :—

Buildings of the warehouse class are not to exceed

two hundred and fifty thousand cubic feet unless divided by party walls, unless the sanction of the London County Council be specially obtained, and even then the area is not to exceed four hundred and fifty thousand cubic feet. If two or more buildings in one occupation exceed the cubical area above named they can only be united by openings seven feet in width and eight feet in height, such openings being fitted with two wrought-iron doors, each one-fourth of an inch thick in the panel, at a distance from each other of the full thickness of the wall.

The Fire Offices Committee's Regulations exceed the requirements of the Act by insisting on chambers at least six feet in the clear being built in brickwork, with, of course, solid roofs and floors and iron doors fitted to these.

After a careful survey of the recent great Cripplegate fire I am convinced that both the Act and the Regulations above named should be varied as regards these iron doors. If openings are allowed to be made at all in a party or two external walls (and it would be a great hardship if they were not), the opening part when closed should be made fire-resisting as much as possible, and this will never be so with such thin doors as above described. Over and over again fire has got through these doors, and better fire chamber doors should in my opinion be always specified.

The plans appended of a large series of warehouses and showroons I have just completed in Aldermanbury. City, show numerous connections as described above, but I have fitted these openings with expensive fire-resisting chamber doors made by Messrs Chatwood & Son, and I believe these doors will resist fire to a much larger degree than those which would have satisfied the surveyors of the London County Council.

I have seen a copy of your Manchester bye-laws, and I do not discover in them any provisions regarding the size of warehouses, and I am sure we shall all be interested to hear if I am right or not regarding this important point.

Section 78 deals with the construction of public buildings, which must be to the satisfaction of the district surveyor, with powers of appeal, in the event of disagreement, to the tribunal to which our Institution nominates a member, and all the members of which are connected with our Society

The 7th and 8th parts of the Act I have not time to refer to in detail, although the latter part, defining the rights of building and adjoining owners, is important.

Several new powers are given under this part in addition to those in the 1855 Act, among others the power to deal with party fence walls, the underpinning of adjacent premises (within 10 feet of new buildings) upon terms, and these are, in my judgment, distinct aids to the building owner.

In the second Schedule to the Act the materials are described which for the purposes of the Act shall be deemed to be fire-resisting, and among others we find that oak, teak or other hard timber, not less than two inches thick, is allowed for doors and stairs, with two-inch risers, and concrete composed of broken brick, stone chippings or ballast, and lime cement or calcined gypsum when used for filling in between joists and floors.

I trust you will forgive me for trespassing upon your time with this very imperfect reference to a very important Act, but I feel it is the outcome of much thought and care, and applies to the construction of buildings in the largest of cities, and that it bears so directly upon

the question of protecting property not only from bad building but from fire.

We, as Members of this Institution, will always look back with pride to the part it took in the evolution of this Act of 1894. Not only did we spend nearly £1,000 in so doing, but three Members of our Council, Mr. Steward, Mr. Cubitt Nicholls, and Mr. Garrard (the latter two gentlemen unfortunately now no longer with us) gave upwards of thirty days' gratuitous attendance in the Committee Rooms when the Bill was in Parliament.

The great fire in St. Mary Axe a few years since and the still greater a few months ago in Cripplegate prove that there is still much to be done towards preventing such awful calamities in the future.

The great lesson I think to be learnt from both of these fires is that ironwork, unless cased, is the most destructive of all agents. When subjected to great heat, columns and girders twist, buckle, and contort themselves into every conceivable shape, and by so doing wrèck the premises they are designed to support.

I think it is a question deserving great consideration whether we should not omit from the external walls of buildings all hidden steel or iron girders and stancheons, and make these walls real walls capable of supporting themselves. We should be returning to a much simpler and, I believe, a safer method of construction, and the space required for thicker walls or piers of brickwork should not be grudged when necessary for the safety of the building and the surrounding property.

If I am correct in this statement, many of the warehouses and showrooms built within quite recent years would come under this dangerous class. After the days of the old brick and timber structures, cast and wrought iron came to be largely used and often left exposed, and

therefore formed an element of danger and risk from fire. After a heavy fire like the Cripplegate one, it is useless, in my opinion, to suggest much wider streets in future and fewer and less crowded buildings. The conditions of a town make this impossible, but it is possible to materially decrease the risk of fire by insisting :—

(1.) That all party walls are carried up say at least four feet above the slope of the roofs;

(2.) That all iron doors in party walls are of a much better description than now specified in the Act;

(3.) That all ironwork, both that exposed and all girders not exposed, are cased with plaster at least half an inch thick;

(4.) That party walls dividing skylights from adjoining buildings are carried up considerably higher than at present;

(5.) That external iron shutters are used in confined well-holes and areas overlooked by premises in several occupations.

In the warehouses in Aldermanbury (on the annexed plan) I have caused every piece of ironwork to be cased with plaster; and, with the fireproof chambers as described above between the various premises, I believe if one portion were alight there would be a good chance of saving the others.

One word regarding so-called fireproof floors. Their name is legion, and although I do not profess to have used a tithe of the various patents, I have used many, and believe a floor filled with good clean coke breeze, mixed in the proportion of five of breeze to one of Portland cement, makes a very rigid, light, and fire-resisting floor. I have drawn out details (see Plan) of such a floor, but I know there is nothing new in it.

To the construction of buildings such as banks, flats or offices, I think the leading requirements we have been considering in detail equally apply, but their actual construction must follow upon the special requirements of each. I always feel proper lighting to be the most important point. Some years back I commenced to use a special shaft for the lighting and ventilating of basements, trimming the ground floor generally in its darkest parts to enable this to be done. If the walls and slopes are built in white glazed bricks, I find that these areas make the parts in the basements near them practically as good as ground floor offices.

The carrying up of all windows in town streets into the floor above that in which they are situated, and trimming the floor, has a most advantageous effect upon the lighting of premises and often saves the loss of valuable space caused by the introduction of central well-holes through the various floors. Iron skylights and internal glazed partitions made in metal are also among more modern conveniences for properly lighting our buildings.

With regard to the proper ventilation and warming of buildings, both large and small, I feel we have still much to learn. I think it is generally admitted that when an amount of fresh air is introduced into a chamber, adequate to change the air thoroughly, draughts are almost unavoidable. The only simple remedy appears to me to be to distribute the inlets as much as possible, not to introduce them at too low a level, and to fit the apertures to them with metal or wood tops with conical-shaped holes, thus diffusing the air. With electric and other forms of fans for extracting vitiated air, this difficulty is largely overcome. For an ordinary room there is no better ventilation than the

old-fashioned double hung sash, especially when it is fitted with a deep cill board for the admission of fresh air at the meeting rail level. Grates fitted with warm air-chambers are a great boon both for winter and summer use, and are largely fitted in London, especially in the Board schools. The "Plenum" system, so much in use in the Midland Board schools, is doubtless also used here in the north. There is no doubt it is more costly to introduce in the first instance, but it ought to be economical in working as regards fuel. The great drawback appears to be the necessity for the constant attendance of the caretaker to regulate the supply of heat required in the various rooms.

My fourth requirement of good sanitary accommodation and drainage is a most important one in the construction of a building, and I believe it has never received the attention it is receiving to-day. The old fashion of laying drains at the last moment anyhow, and practically with any sized pipes that could be easily obtained, has given place to drains properly laid, easily accessible, well ventilated, and generally made of glazed stoneware. I believe we all owe a great deal to the late Sir Henry Doulton for inventing (certainly for bringing to perfection) this simple but most useful material. The result of the improvement in drainage is shown in the health of the community, as although our large towns increase so rapidly year by year the general health is good and the death rates low. The use of iron pipes under dwelling houses has many advantages, the main one, I think, that the number of joints, and therefore the number of causes for trouble, are largely done away with. The great want of public conveniences is at last receiving proper attention in London, and large, airy, and well-ventilated underground conveniences are now being erected, by the London vestries, fitted with auto-

matic flushing tanks and the most cleanly of all urinals, the "Stall" urinal. There is still in London strong opposition on the part of some of the water companies to allow water waste preventors to discharge more than two gallons. I am convinced, from practical experience, that this is not enough water to properly flush traps and drains, especially with certain forms of hopper closets, and my opinion is that three gallon tanks should be in universal use and that the companies should be compelled to supply water by meter to all public buildings.

The increased use of hot water is a source of trial to even the best lead wastes, and I find that strong iron wastes obviate much difficulty and prevent buckling.

I have already considered fully the fifth requirement, viz. the protection of a building as much as possible from fire. The last requirement, viz. the use in construction of suitable materials, alone remains to be considered and must be disposed of shortly, as I feel I have taxed your patience far too long already.

In towns, brick, stone, and terra-cotta, with a limited use of granite, are our main materials for external walling and there is a better selection now of any of these materials to choose from than ever before.

In town buildings the use of glazed bricks is of immense advantage, not only on account of their reflecting surfaces externally, but their sanitary properties internally.

The manufacture and use of faience is also one of the greatest modern improvements, giving room for artistic treatment both externally and internally, with a thoroughly practical material as regards resistance to dirt and otherwise.

The decay of the stone used in the erection of buildings in towns is a serious problem, and points to the necessity of protecting the material as much as possible

from the atmospheric influences which attack it. This can partly be done by carefully jointing and covering exposed cornices and strings with thin lead, but the plain surfaces should be covered with "fluate," or some similar solution, to further protect them.

I am sure we must all be glad to see the further introduction into this country of granite, the most suitable material for many reasons for the erection of our town buildings. I have not time to describe in detail the many additions to our decorative materials for internal use, but the selection is large, and I should say never better than to-day.

The cost of building fluctuates to such an extent that it is difficult to give reliable figures, but I append the cost, per foot cube, of some premises I have recently erected.

There are two very important classes of buildings which time has prevented my describing, either of which would supply material enough for a separate Paper. I refer to schools and to dwellings for the working classes. The limited areas in cities have naturally forced architects to design schools in three floors, and hundreds of these are built throughout large towns, and upon the whole answer well. There must be, however, a considerable amount of time wasted in reaching the upper floors, and, if the site will only permit, I believe a separate building for the infants' department and a two-story building for the girls and boys, answers very well, and will be found to be rather cheaper in execution. I have lately completed a school of this description for over 1,400 children in a London suburb, and the cost of this school, including all boundary walls, cookery kitchen, manual instruction room, caretaker's cottage, &c., works out at £14 10*s.* 3*d.* per child.

The school is finished with glazed brick dados and

buff bricks above throughout, and little plastering, except for ceilings, has been used. I trust we shall hear in the discussion your views respecting this important class of buildings. Regarding the housing of the working classes, immense strides have been made in London during the last thirty years, and many of the City Companies as well as the large trusts, such as the Peabody and Guiness, together with public companies, have done noble work in erecting healthy and well-built and well-lighted premises. During the last few years the London County Council have commenced to build this class of property, and I am bound to say I think their action in so doing has rather stifled and strangled private enterprise. The Council up to December last had spent over £387,000 in erecting dwellings of this description, providing accommodation for 6,600 persons, exclusive of 17 shops, 100 workshops, 12 stables, and 20 sheds. As, however, the Council are content if they see a return for their outlay of three per cent., you will agree with me that, whether they are right or wrong in so using the ratepayers' money, they practically shut the door to private enterprise upon the same basis.

The Guiness Trustees, in their report of last year, put the capital of their fund at £289,456, and state that all their buildings continue to let well; that 7,327 persons were living in them; and that the average weekly rent of each room was 2*s.* 1½*d.*, which includes chimney sweeping and the use of venetian blinds, common room, baths, and hot-water supply.

I feel very deeply how far this brief Paper falls short of what you may justly have expected, but if it is the means of opening up a good discussion upon the subject—one so full of interest to us all—I shall be well satisfied.

EXAMPLES OF COST OF BUILDING IN LONDON.

WAREHOUSES in Upper Thames Street. Brick front, wood floors, unplastered walls.	Contents 117,600 cub. ft. Cost per cub. ft. 7*d.*
SCHOOLS, Campsbourne, Hornsey. Boys' and Girls' schools, stock and red brick front, internally walls finished with buff bricks and glazed brick dados, wood block floors, and material stairs. Accommodation for 14,000 children.	Cost per cub. ft. 7½*d.*
WAREHOUSES in Aldermanbury, for wholesale drapery trade. Fireproof floors, stone front, plastered walls.	Contents. 179,322 cub. ft. Cost per cub. ft. 1*s.* 1*d.*
CITY OFFICES in Gracechurch Street. Stone front, fireproof floors, stone staircase, and hydraulic passenger-lift, faience entrance and passages.	Contents 204,879 cub. ft. Cost per cub. ft. 1*s.* 1*d.*
RESIDENTIAL FLATS, South Audley Street, Mayfair. Stone and terra-cotta front, electric passenger lift, fireproof floors, stone staircase, each flat finished with hardwood finishings, parquet floors, and enriched plasterwork.	Contents 176,614 cub. ft. Cost per cub. ft. 1*s.* 2*d.*

A vote of thanks to Mr. Vigers for his conduct in the Chair having been moved by Mr. HOLDEN, seconded by Mr. WAINWRIGHT, and carried unanimously, the Meeting then adjourned.

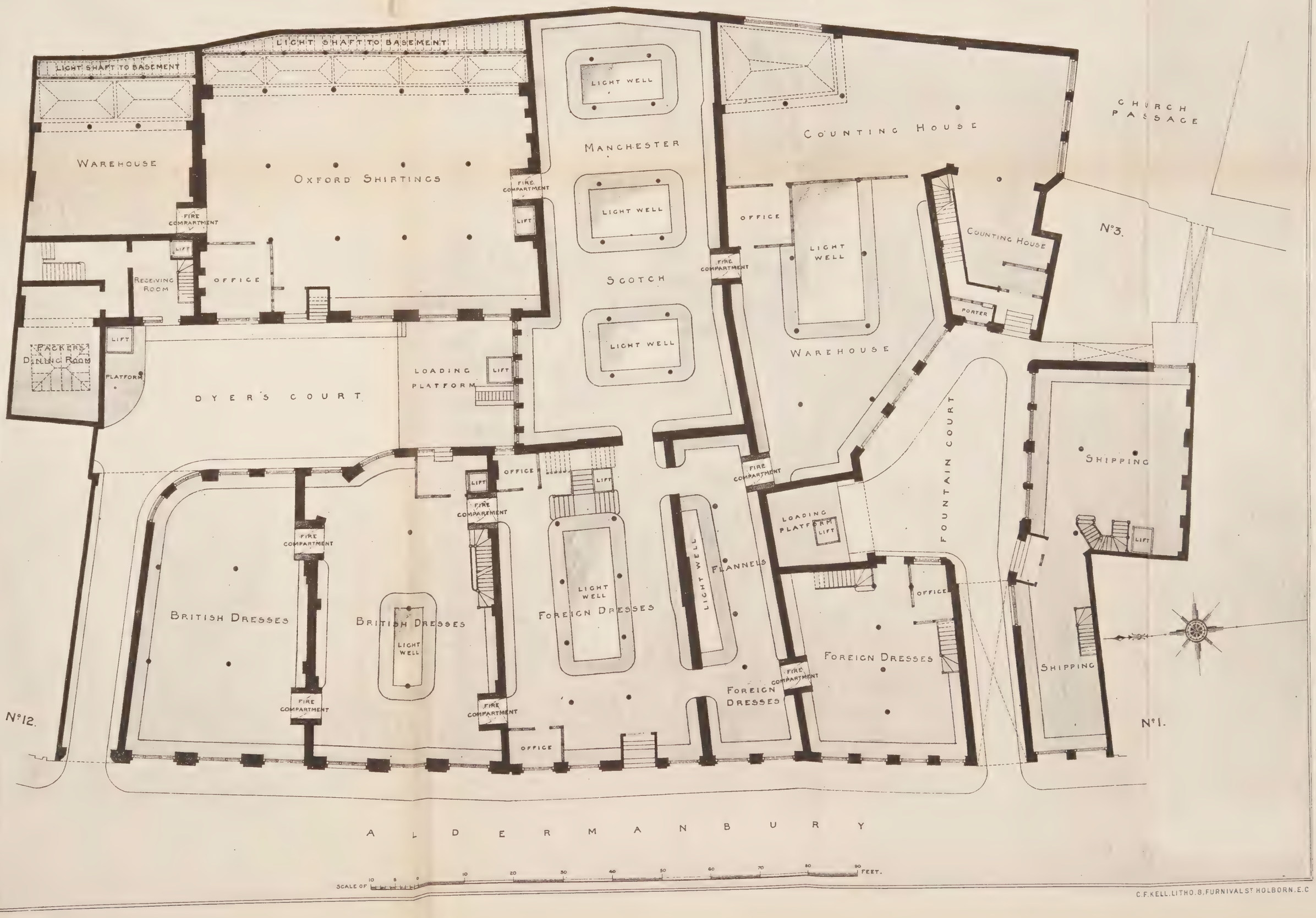
To illustrate Mr Howard Chatfeild Clarke's paper on the "Construction of Town Buildings"

The Surveyors' Institution Transactions, Session 1897-8, Vol. XXX.

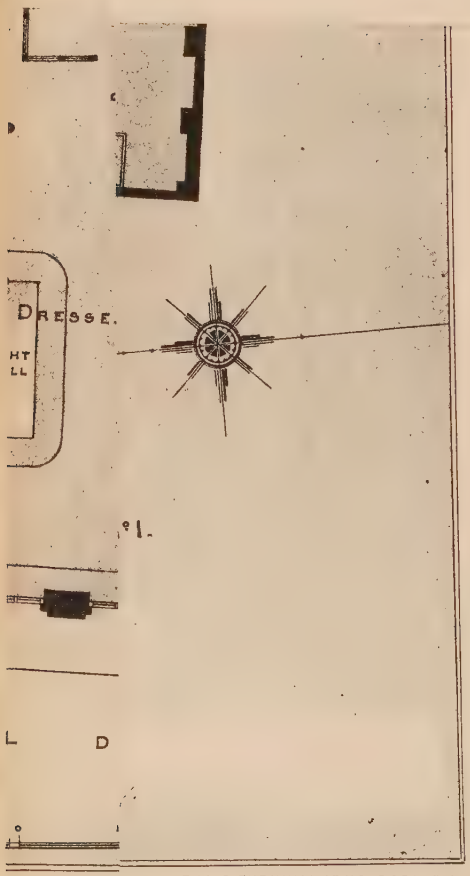
PLATE 2.

MESSRS BRADBURY GREATOREX & COY LTD. WAREHOUSES. ALDERMANBURY. E.C.

PLAN OF GROUND FLOOR.



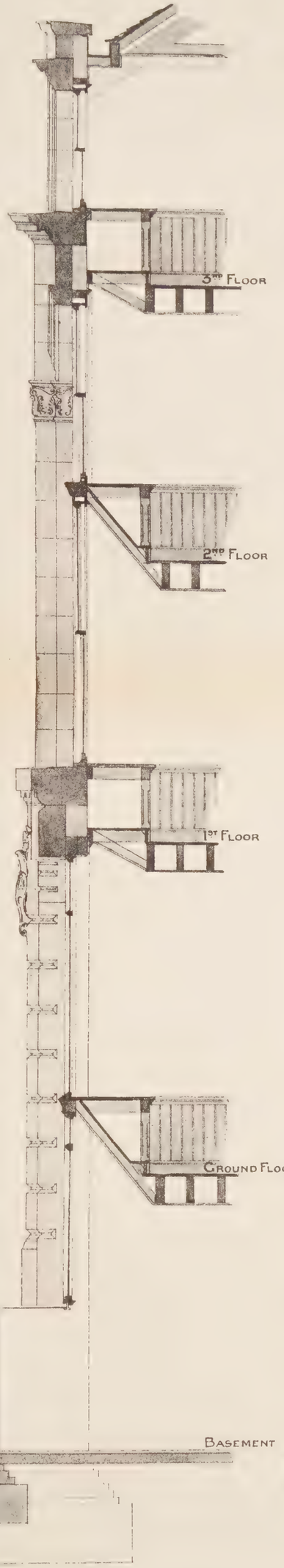
C.F.KELL, LITHO. 8, FURNIVAL ST HOLBORN, E.C



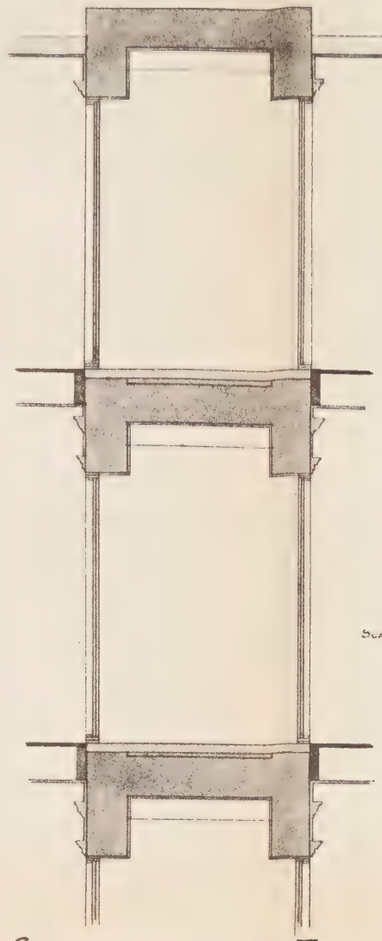
KELL, LITHO. 8, FURNIVAL ST HOLBORN, E.C.

Messrs Bradbury Greatorex & Co Ltd Warehouses Aldermanbury.

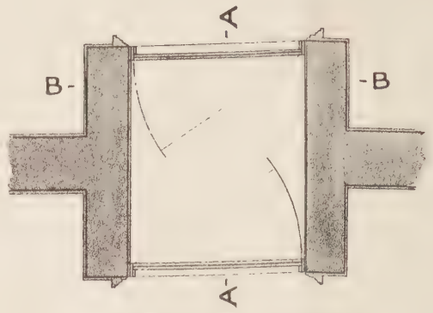
PLATE 3



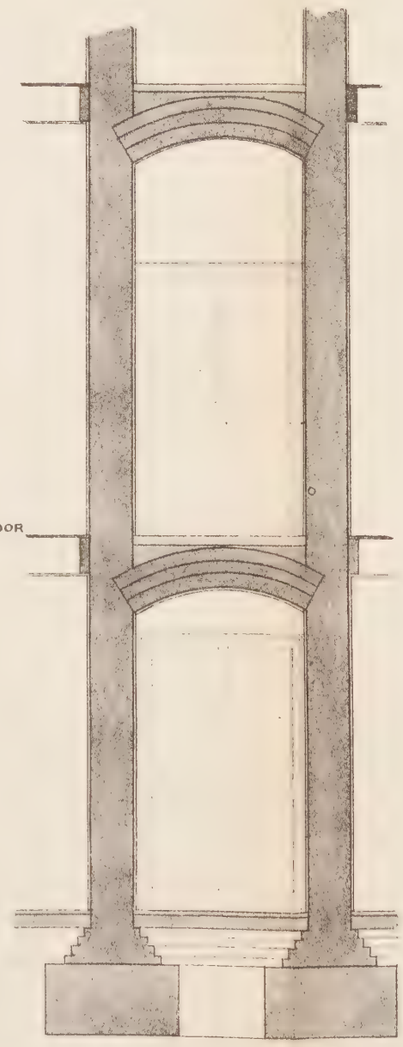
Section through Front wall of Warehouse



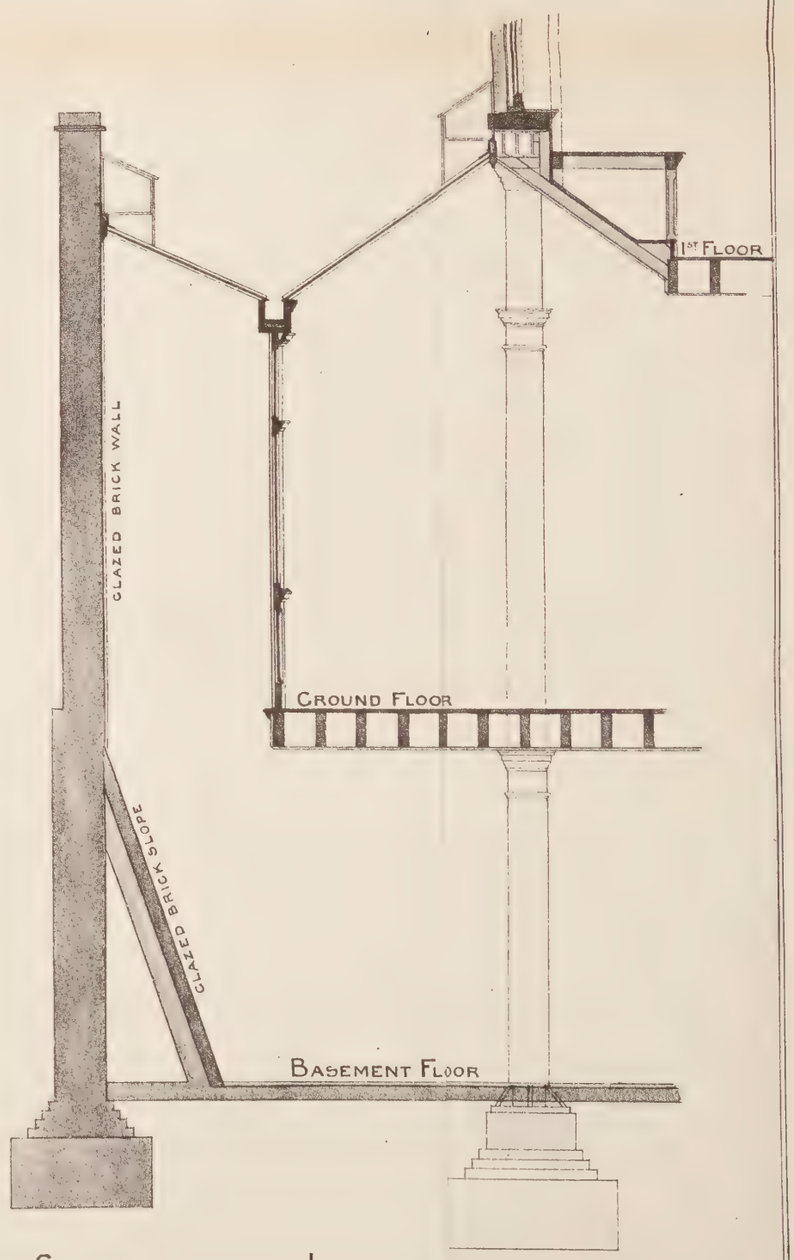
Section through Fire Compartment at A-A



Plan of Fire Compartment



Section through Fire Compartment at B-B



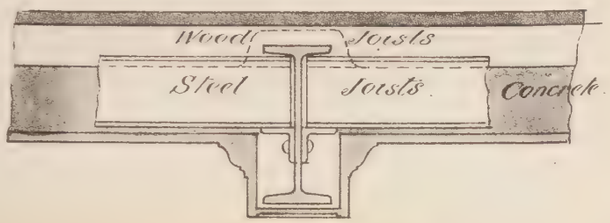
Section shewing Light to back portion of Basement Floor

C.F.KELL, PHOTO-LITHO, 8, FURNIVAL ST. HOLBORN, E.C.

PLATE 4.

FIREPROOF FLOORS

DWELLING HOUSE & OFFICE FLOORS

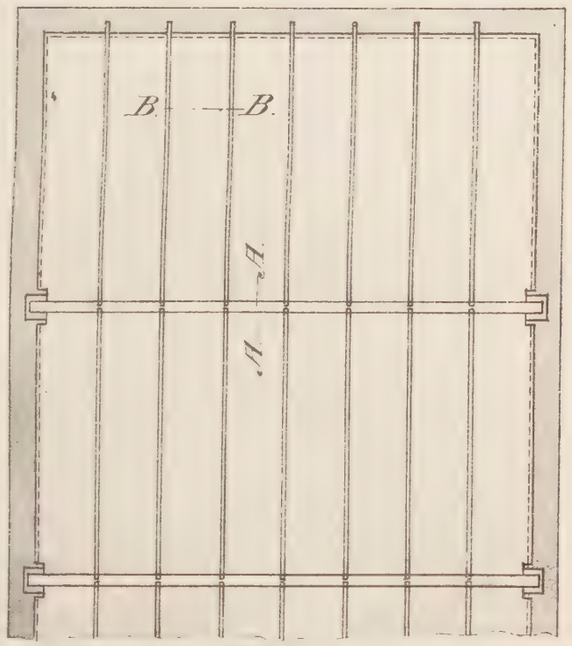


Section A.A

Calculated to carry a load of 1½ cwts per foot Sup! including weight of floor -
Main girders 14"×6"× 46 lbs R.S.Js - 22 ft Span.
Joists for Concrete 6¼"×2"× 10 lbs R.S.Js. - 2'-9" apart - Span 12 ft.
Coke-breeze Concrete 6" thick -

Section B.B

Weight of floor Complete 50 lbs per foot Sup!
Cost of floor Complete 12/9 s/d per yard Sup!

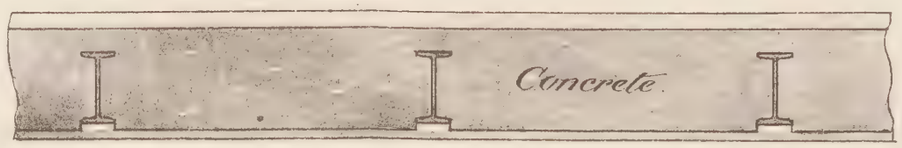


Plan

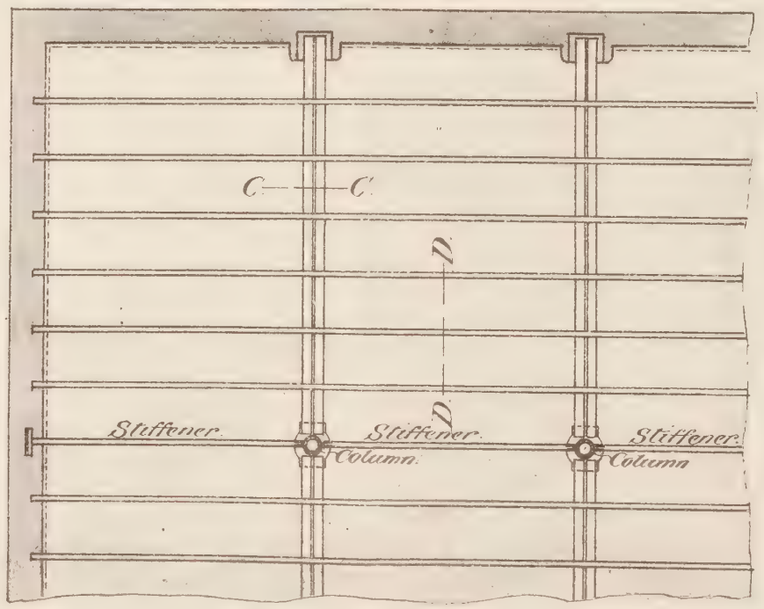
WAREHOUSE FLOORS

Section C.C

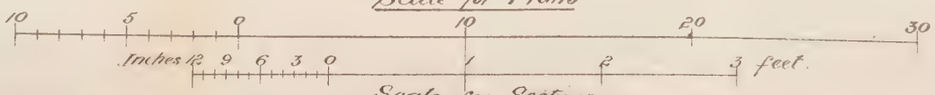
Calculated to carry a load of 3 cwts per foot Sup! including weight of floor.
Main girders No 2. 12"×5"×36½ lbs R.S.Js.
Joists for Concrete 6¼"×3⅝"×13 lbs R.S.Js. 2'.6" apart - Span 12'.0".
Coke-breeze Concrete 9" thick.



Section D.D

Weight of floor Complete 76 lbs per foot Sup!
Cost of floor Complete 16/6 s/d per yard Sup!

Plan.

Scale for Plans



Scale for Sections

C.F.KELL, PHOTO-LITHO, 8, FURNIVAL ST HOLBORN, E.C.

No. 386.

AT

THE ORDINARY GENERAL MEETING OF THE SURVEYORS' INSTITUTION,

On Monday, May 2nd, 1898.

ROBERT VIGERS (Vice-President) in the Chair.

The Adjourned Discussion was resumed on the Paper read at the meeting of March 21st by Mr. HARLEY M. GRELLIER (Fellow) on "Tithe Rent-Charge Recovery," and on the Paper read at the Manchester Meeting on April 20th by Mr. THOMAS BLASHILL (Fellow), entitled, "Lessons from Fire and Panic."

I.—DISCUSSION ON MR. GRELLIER'S PAPER.

Mr. J. W. KEMSLEY (Fellow) said that in the absence of the member who moved the adjournment he would like to say a word or two on the question under discussion, but to express first of all, as one who had the opportunity of attending the Manchester meeting of the Institution, the pleasure and profit which members had derived from that successful gathering, and from the efficiently organised excursions to places of interest in connection with it. He had been fortunate enough to form one of the party who met with such a courteous recep-

tion from the Duke and Duchess of Westminster at Eaton Hall.

He was glad of the opportunity to add his tribute of indebtedness to Mr. Grellier for his able Paper. He spoke first as a tithe collector. He had been one for a great many years, but fortunately had had no practical experience under the Act. He supposed there were occasions when the procedure was necessary, but he had never got beyond a simple letter—perhaps sometimes a little pressing—and yet had always collected every penny of his tithe for a great many years past without any practical acquaintance with the working of the procedure clauses. There might be difficulties, and he gathered from the schedule in the Paper that they did exist, in connection with tithe collection, but if ever such difficulties arose in his own case he felt sure that by turning to Mr. Grellier's Paper he should find a complete compendium of the procedure necessary without incurring any expense in getting further information.

Then again he had also been a tithepayer for more years than he had been a tithe collector, and as such he had discovered, as everyone who paid tithe probably knew, that he need not pay it until three months after it was legally due. Whether it was that as a collector he had seen the other side of the question he did not know, but he had always felt it right to pay as soon as he could. He almost felt there was a touch of meanness in taking advantage of the three months unless one were absolutely obliged to do so. Those who knew the difficulties in meeting their liabilities which the country clergy experienced, with incomes diminishing and rates increasing, should sympathise with them to the extent of paying the tithe as soon as possible after it was legally due.

He mentioned this in the hope that members of the Institution, many of whom were large payers of tithe, would bear this consideration in mind.

Then, further, he had recently become a titheowner, and as such had acquired a little experience with regard to the desire for redemption of tithe. Thinking that the landowners might be glad to have some reasonable scheme set before them for redeeming tithe, he had sent a circular to each of his tithepayers inviting them to redeem on much more favourable terms than the Board of Agriculture allow, as one could hardly expect them to redeem on those terms, except in the case of land required for purposes other than agricultural.

It might be interesting to state that the replies to his circular showed that there was not the slightest desire on the part of any one of his tithepayers to redeem the tithe. It was not a question of terms. There was no suggestion, no offer, no challenge at all—nothing to show that they were not perfectly satisfied with the present arrangement. That, he thought, established at least one instance in which the tithepayers of England were very well satisfied with their position.

The matter did not, therefore, proceed far enough to enable him to obtain the information (which he trusted Mr. Grellier would give presently) as to whether it was necessary to go to the Board of Agriculture in the matter. During the discussion it had been suggested that such a course was not necessary, but that a lay titheowner could make his own bargain. His own opinion was that it should be done through the Board, but that the amount of money to be paid could be arranged between the titheowner and the tithepayer.

One word as to the rating of tithe. They knew quite well that the tithe was rated on its full value, and agricultural land was rated on half its value, or practically so. After a considerable number of appeals before assessment committees, he had come to the conclusion that they did not sufficiently discriminate between tithe-free and titheable land, and although it was true in the abstract that tithe could not be rated twice over, yet in practice it very often was, as the argument that one must deduct the tithe from the annual value of the land could often only be enforced by the expensive operation of going to quarter sessions.

The Rev. D. LAMPLUGH (Visitor) expressed his pleasure at being able to accept the invitation of the Council to be present and state his views on the subject dealt with in Mr. Grellier's able Paper. His only claim to speak was his having been a considerable titheowner, and his having approached the question as a student anxious to master it. As the result of his investigations he had learned much of the value of such Papers as Mr. Grellier's.

He remembered that, on previous occasions, when he had been present at meetings of the Institution he had the privilege of listening to Papers which had been of the greatest service to the Church at large. In carrying out the provisions of an Act of Parliament, the great element of success was that it should be administered by practical men; and he regarded the members of The Surveyors' Institution as representative of the very men who were most influential and competent to carry out

efficiently such an Act as that of 1891, respecting at the same time the endowments of the Church and the interests of the tithepayer.

The original Tithe Act of 1836 was a very good instance of a measure most difficult to frame, and, although no doubt well designed, it owed its remarkable success to the character of the men who carried out its provisions practically, and especially to the Assistant Commissioners who acted with the original Tithe Commissioners. It was a marvellous thing, when one studied the matter and read the history of the times, that a measure like the Tithe Act of 1836, affecting so many conflicting interests, and with regard to which there were all kinds of sinister prophecies at the time, should have been carried out so very satisfactorily, almost as if it had been a perfect Act, and as if everybody in the country had agreed to it. He believed the result was entirely owing to the common sense of the men who had the practical administering of it.

The same remark would hold good with regard to the later Act, the Extraordinary Tithe Act of 1886, which had been dealt with in the able Paper read by Mr. Willis Bund and published in volume xix. of the Institution *Transactions*. That Act was one which was open to much criticism, but it was carried out with great discretion and ability by men who were chosen for their common sense and their business-like capacities, many of them being members of the Institution, and he considered that to such men the success of the Act was due in despite of adverse criticisms to which it had been subjected.

Coming to the Tithe Act of 1891, he thought similar remarks might be applied to it. That Act, as Mr. Grellier had shown, was open to a great deal of adverse criticism,

but it had been on the whole a success. He believed its success was mainly owing to favouring circumstances, one of which was that the corn averages had come down so much in value that it was a much easier task for the landowners to pay the tithe rent-charge than it might otherwise have been.

He was one of those who at the time of the passing of the Act ventured to express an opinion that it was not altogether a fair measure. He thought, with others, that it was rather unfair to place the burden of the tithe rent-charge upon the shoulders of the landowner, and he had reason to believe so because the point was brought before him in a very striking manner. Most of the members present would remember that there was at one time a provision that rates levied on tithe rent-charge could only be collected from the occupiers of the land out of which the tithe rent-charge issued. That was the statutory law. He had himself felt the difficulty of the incumbent paying the rates on the tithe rent-charge. It was a custom, but it was a very bad one in many cases, and he therefore raised the question in the Courts of Law, and carried the case at his own expense up to the Court of Appeal. It was a case now of no very great significance, because the Legislature intervened, but it was decided in *Lamplugh* v. *Norton and Others* that the rates on the tithe rent-charge could not be collected from the owner of the tithe rent-charge, but must be recovered from the occupier of the land out of which the tithe issued. When the Tithe Act of 1891 was on the point of passing he had been very anxious personally that there should be no interference with this privilege of the clergy and titheowners generally, and he received a sort of assurance, indirectly, but a sufficient assurance, that there would be no interference, and that

no rating clause would be inserted in the Tithe Bill of 1891. But after the Tithe Bill had passed the Committee stage in the House of Commons, and when it reached the Report stage, a clause was introduced, which was now a section of the Act, which seemed to him to constitute rather a breach of faith. But he was assured by one in the House who was competent to speak on the matter that it was a question of necessity, and for this reason, that in future the owner of the land was to pay the tithe rent-charge, and if the titheowner went to the occupier of the land and got the rates from him he would have no means whatever of recouping himself. The occupier of the land was formerly supposed to pay the tithe rent-charge. The rates were supposed to be collected from him, and the only remedy he possessed was to deduct the rates he paid from his tithe rent-charge; but when the tithe rent-charge was made payable by the landowner the occupier would be left without any remedy. That was the reason why the rate clause was introduced into the Bill. This, in itself, proved that there was a great change made by the Act of 1891. It was not merely putting on the landowners the burden which they were really bound to bear, but which they had evaded, but, as Mr. Grellier had stated in another form, it was a departure really in principle from what had been the custom from the very beginning, and from what he believed was intended by the original Tithe Commutation Act.

The Act of 1891 made a great difference, which, it had been argued, would be found to be very serious and disturbing, but thanks to the good sense of the English people and the landowners, and especially, if he might be allowed to say so, to the courteous and conciliatory mediation between the landowners and the titheowners

which the land agents had brought into the question, the friction had never been more than slight, and had now almost entirely disappeared.

There was one point upon which he should like to have guidance. What would happen when the value of the tithe rent-charge continued to rise, as it was now likely to do? So long as it was falling the landowners had not felt the new state of things severely, but he was afraid that if the tithe rent-charge continued to rise the landowners would begin to feel, for the first time it might be, that the new imposition was really oppressive.

At such short notice it was hardly fair to put an important question to Mr. Grellier, but he should like to ask his expert opinion as to the practicability of fixing the tithe rent-charge at a certain sum, free from variation with the corn averages and free from local rates. It had always seemed to him that if some such sum could be fixed (and some time ago he had in his own mind fixed on the sum of £70 for each £100) it would help very much indeed in the collection of the tithe rent-charge, and very considerably further any scheme for its redemption.

The present was rather an auspicious time for bringing this question forward. If, by a short Act, the charge could be fixed at £70, free from local rates, the disturbance would be very slight indeed. As regards the local rates, the effect would only be to throw a slight burden upon that class of occupiers, to whom reference had been made, who occupy lands subject to a rent-charge, and have the privilege of making a deduction in consequence in estimating the rateable value of their holdings. It would of course throw upon them an extra burden, but it would be a very slight one owing to the operation of

the Agricultural Rating Act. It had never been quite clear to him why a deduction should be made in estimating the rateable value of lands subject to tithe rent-charge. He believed it was originally done by a slip in the Parochial Assessment Act.

The first section of that Act as it stood contained several words introduced in the House of Lords. They were not in the original Bill, but the words "and tithe "commutation rent-charge if any" were inserted in the Lords, and also a proviso at the end of the section, due, he believed, to the Archbishop of Canterbury.

The Bill came down to the House of Commons just at the close of the session, when there was not time to do anything beyond taking it as it stood, suspending the Orders of the House, and passing it; and that seemed to be the only reason why the deduction of the tithe commutation rent-charge in estimating the rateable value was adopted. In two farms of equal extent and equal value there was no reason why the occupier of one should not be rated in the same way as the other—why one tenant should be allowed to deduct the tithe rent-charge when he really did not even know the amount of the charge, the landowner being responsible for its payment. The tenant knew nothing or need know nothing more about it than about any private rent-charge or annuity which the landowner might have to pay. Why then should he have the privilege of deducting it from the rateable value? There would be no hardship on anybody if the privilege were done away with. It would be perfectly easy to abolish at one stroke the local rates on the tithe rent-charge, which, as he had said, might, he believed, be fixed at £70 without doing anybody any harm.

At the present time, and under the existing circum-

stances, he believed that such a solution would be a very simple way out of the difficulty, and while benefiting one class would to a very small extent indeed throw any burden upon any other class. He would like to hear the opinion of Mr. Grellier upon this point, and to commend the matter to the careful consideration of those members of the Institution who were concerned with questions of tithe.

Mr. R. N. Holbeche (Fellow) said he thought Mr. Grellier had treated the whole matter so fairly and exhaustively that there was really very little left to be said. With reference to a previous speaker's advice as to reserving the payment of tithe until the legal three months had expired, he would remark that, as a rule, landowners did not receive the Michaelmas rents until January—that was to say, they gave the tenants three months' credit. Three months, instead of 21 days, was allowed to the landowners by the Act. He himself not only received a considerable amount of tithe, but he paid a good deal, and if he were obliged to pay it as soon as it was actually due the greater part would have to come out of his own pocket.

On the question of redemption, there were three means of redeeming tithe: by merger, by redemption under the Board of Agriculture, or by private arrangement. Of course, in the case of clerical titheowners, it was only possible to redeem in one way—by giving 25 years' purchase through the Board of Agriculture. He believed the only way of destroying or extinguishing the tithe altogether was by merger. He supposed that redemption through the Board of Agriculture did

away with it, but if anyone purchased tithe rent-charge from a private owner by a private arrangement, the charge continued to exist and remained a distinct property, and could at any time be again separated from the estate on which it was chargeable by will or otherwise. He thought that was worthy of note with regard to dealing with a private owner. He had made the experiment of asking the Board of Agriculture to grant a redemption for less than 25 years' purchase, and the Board had refused, stating that they had no power to do so under 25 years' purchase.

It had been suggested that under the county courts there was no trouble, but two years since he had obtained judgment against two persons, the high bailiff at the same time being appointed receiver. Some months after, he wrote to ask how matters were progressing, and the high bailiff replied that he had taken no steps in the matter, and that he had had no official information that any order had been made. He next wrote to the registrar, who replied in a similar manner. He then wrote again to the high bailiff, and pointed out that, by the rules of court, the high bailiff was bound immediately after judgment to take measures to receive the rents. The high bailiff replied that those rules of court were exactly what he would have expected to have been made, and he did not see his way to do anything more in the matter. He (Mr. Holbeche) would like to know what further steps he ought to take under those circumstances.

Mr. J. H. Sabin (Professional Associate) said that two points had been specially raised on which he should

like to remark. It was suggested that the Finance Act of 1896 might be taken as explaining the annual value to be assumed under the Tithe Rent-charge Act of 1891, but he suggested that the purpose for which the annual value was required was not the same in the two Acts, and that, therefore, one Act could not possibly explain the other. As a matter of fact, Mr. Gepp was right in this respect, that the surveyors would not admit that the land without the tithe rent-charge had no value at all. If it were attempted to get an assessment of land at nothing, the surveyor of taxes immediately objected, and said there was so much tithe rent-charge and the land had a value besides, and he would put it at about one-half the value of the tithe rent-charge. When, therefore, an application was made for the remission of the tithe rent-charge, one was immediately met by the fact that two-thirds of the gross rent was tithe rent-charge, and that was an irreducible minimum.

Another point was raised by a speaker at the last meeting, who maintained that the action of the county court was not so automatic as he (Mr. Sabin) had ventured to state it to be. The intention of the Act was, he thought, that the action of the court should be automatic. His experience of the county courts was that the registrars always admitted that it was the intention of the Act or of the legislature that the operation of the recovery should be as cheap as possible, and that therefore the attendance of witnesses and so on should be avoided if it possibly could be. In fact there was a direction in the Act itself that the judges, in fixing their rules, should have regard to the intention of the Legislature to make the recovery as simple and as economical as it might be (Section 3 [1]).

Mr. Daniel Watney (Past President) said he would like to ask Mr. Grellier one question. He had lately merged some tithe rent-charges, but he learned from correspondence still going on that he was called upon under the schedule to pay the same income tax as he had paid before, and that he had also to pay a land tax. Of course it would follow that he would have to pay parochial rates, and he would like to hear from Mr. Grellier of some remedy. He had thought that when anything ceased to be a rateable hereditament there was nothing to rate; but he was now told that if he was not satisfied to pay he must appeal to quarter sessions. It seemed to him that there must be some way out of it, but he did not know what that way was. Perhaps Mr. Grellier could inform him.

Mr. J. W. Kemsley (Fellow) said he would like to ask one other question. He noticed with some surprise that Mr. Grellier had said there had only been three cases in the six years in which advantage had been taken of the Act for remission by pleading Schedule B—and so on. If this were so, he (Mr. Kemsley) was responsible for one-third of the cases mentioned, but he was very much surprised to find that there had not been more. His case was in Essex. He was instructed by the landlord, whose property was really worth nothing beyond the tithe, to take advantage of the Act, and he had done it successfully, and was to-day paying on the reduced amount. He would like to know what the other cases were, or whether it was not really a mistake to say that there were not more than three in all.

Mr. H. M. Grellier, in reply, said that before

attempting to refer to the questions raised in the course of the discussion, he wished to express his acknowledgments for the manner in which his Paper had been received.

It had struck him in the course of the discussion that the calmness which prevailed reflected something of the spirit which had come over the consideration of this question generally. This he thought was partly due, as had been said by more than one speaker, to the fall in the averages. Mr. Lamplugh had referred to this point, and had remarked that it was now easier for the landowners to pay, but it also occurred to him (Mr. Grellier) that the altered tone was perhaps also due to the sympathy which had been excited in the minds of the great body of payers towards the clerical incumbents whose incomes, owing to the fall in the prices of corn regulating the payment of tithe rent-charge, had been so seriously reduced. An income of £400 derived from tithe rent-charge in 1878 had fallen to less than £245 in 1898.

There were, he had no doubt, other causes, but "The "Tithe Act 1891," by shifting the burden of the payment upon the shoulders of the landowners (who were a class, he thought, peculiarly insensible to the influences of the professional agitator) had assisted in bringing about a better feeling.

While "The Tithe Act 1891" had not made the recovery of the tithe rent-charge easier to the collectors, it had in many ways had a beneficial effect. It enabled the man who thought he had a grievance to ventilate it before a tribunal, sympathetic and willing to grant him redress, if he could show justification for it.

The returns showed that 18 out of every 25 who received summonses never went into court at all.

He had followed the discussion very closely, as he had been wishful in preparing the Paper to make it really useful to any who might in future refer to it, and he felt it therefore most important that no serious mistakes should creep in. Mr. Sabin's great personal experience and knowledge of the subject at once enabled him to put his finger upon a weak spot, but he had done so with such courtesy and gentleness that he (Mr. Grellier) hardly felt that the error had reached the notice of the meeting. It was therefore desirable that he should point it out and correct it. On page 267 he had said that an owner of tithe rent-charge who had paid the tithe rent-charge, for which the occupier was responsible by a contract made before the Act of 1891, could recover it from the occupier "as arrears of rent." This, of course, was not strictly so. He could not explain the point better than Mr. Sabin had done, but, so that it should not be overlooked, he might say that the landlord's remedy in such a case was the same as that which the owner of the tithe rent-charge had before the Act of 1891. Section (3) of this Act provided that "Such "sum shall be recoverable from the occupier by dis- "tress in like manner as is provided by Sections 81 and "85 of the Act of the Session of 6 and 7 William IV., "ch. 71," and the provision therein made was that where the rent-charge was in arrear for twenty-one days after any half-yearly day of payment, it should be lawful for the person entitled to it, after having given ten days' notice in writing to distrain upon the lands liable to the payment thereof or on any part thereof for all arrears of the said rent-charge, and to dispose of the

distress when taken, and otherwise to act and demean himself in relation thereto as any landlord may for arrears of rent reserved on a common lease for years.

A reference had been made to corn rents, and he had been asked to explain the difference between corn rents and tithe rent-charge. Of course most members present thoroughly understood that difference, but it might be well to point out that corn rents were the result of efforts made before 1836 to do what the Tithe Commutation Act passed in that year did for the rest of the tithes in England and Wales. The corn rents were collected under local Acts, and were recoverable in the manner provided therein. Although they were called corn rents they were really money payments, but they were variable periodically according to the value of corn, generally of wheat. Tithe rent-charge varied each year according to the average prices of wheat, barley, and oats for the seven preceding years, but corn rents in each particular parish were variable (according to the conditions of its own particular Act), sometimes at the end of seven, sometimes at the end of fourteen, and sometimes at the end of twenty-one years. Corn rents, unless converted into tithe rent-charge, as they might be, were not recoverable under the Tithe Act of 1891. But corn rents, although not converted, might be redeemed like tithe rent-charge.

The provision for the payment of tithe rent-charge half-yearly was in the Tithe Commutation Act, 1836 (Section 67), but it had been mentioned in the course of the discussion that a good deal was received yearly. No doubt it was, just as ground rents under leases were often made payable quarterly, but were received half-yearly or

yearly. The titheowner was entitled to allow the payer grace, provided that proceedings for the recovery were commenced before the expiration of two years from the date at which the rent-charge became payable.

Under the original Act, the rent-charge was made payable in two equal half-yearly payments on the 1st January and the 1st July, but, by a subsequent Act, the owners could by agreement arrange that the payment should be made on the 1st April and the 1st October; and the Commissioners had power under a still later Act to make the payment fall due on the 1st April and the 1st October, or on the 1st January and the 1st July, but, when once settled, the dates could not afterwards be altered, and where no dates were mentioned in the apportionment it was payable on the 1st January and the 1st July.

As to the lay impropriator, for the purposes of redemption there was no distinction whatever between the vicarial and impropriate rent-charge. When a landowner applied for compulsory redemption he must pay the rate fixed by the Act, which was 25 years' purchase. The landowner can compel redemption in the case of land taken for public purposes, or where the rent-charge is less than 20*s*., or where the land is divided for building purposes, and in any other case by agreement with the titheowner (with the consent of the bishop and patron in the case of a clerical incumbent), redemption can be carried out at the rate of not less than 25 years' purchase, through the Board of Agriculture. But the lay impropriator, if an owner in fee, can sell his rent-charge to anybody at any price that may be agreed on between them, without the intervention of the Board of Agriculture.

But if the party purchasing did so with the object of extinguishing the tithe rent-charge, the cheapest, the simplest, and best course would be for the parties to agree to terms, and then jointly execute a deed of merger. In such cases the Board of Agriculture furnished the form of merger, and the official fee was a very trifling sum. There was no conveyance; the two parties joined in the merger, and the rent-charge was absolutely extinguished. Before the merger was carried out, of course the owner of the tithe rent-charge was liable to pay the rates thereon, the land being liable for the rates on its annual value, less the tithe rent-charge. But if the tithe rent-charge were merged in the land, there was not the slightest doubt that the landowner (if also occupier) must pay the rates on the increased amount at which the land would be let and rated. It must be taken into account, in merging or redeeming, that the rates would be proportionately increased, and this was no doubt an argument from the landowner's point of view against redemption.

Then, as to Mr. Gepp's point about remission. It was suggested that the Finance Act of 1896 altered the basis on which remission was to be calculated, and that instead of two-thirds of the annual value, two-thirds of one-third of the annual value must be taken. It would be recollected that the section providing for remission (Section 8, Sub-section 1, of the Tithe Act, 1891) enacted that where the county court was satisfied that if the total amount paid on account of tithe rent-charge for the year would exceed two-thirds of the annual value of the lands, as ascertained and entered in the assessment for the purpose of Schedule B, the court should order the remission

of so much as was equal to the excess. Turning to the assessment for Schedule B, in the first column would be found the entry of the annual value (there was not one entry of "gross annual value" and another of "net "annual value"), and no other entry in that assessment which purported to be the annual value of the lands. The figure which Mr. Gepp suggested should be taken was not the annual value of the land at all, but "the net amount on which the duty is to be charged," which was at best only one-third the annual value of the lands, and in some cases one-third less abatements, and in others (where the owner was entitled to total exemption by reason of his income being less than £160), it was nothing at all. It was obvious that this was never intended to be the basis. It would be recollected, however, that the Tithe Act of 1891 says that the annual value of the lands is to be taken. Section 26 (1) of the Finance Act of 1896 enacts that the duty is to be charged on one-third of the annual value of the lands under Schedule B, not that the annual value of the lands under Schedule B should in future be one-third of the former annual value.

The Income Tax Act of 5 and 6 Vict. cap. 35 directed how the annual value was to be arrived at, and the Act of 1896 did not alter that, but, on the contrary, it expressly provided in Section 29 that the annual value which had been adopted during the previous year ending 5th April, 1896, should be taken as the annual value during the subsequent year. He thought it would be seen that what the Finance Act of 1896 did in regard to Schedule B was to alter the manner of arriving at the amount of the income of the occupier, which, he thought, it could not seriously be contended was the

basis on which the remission under the Tithe Act of 1891 was to be calculated.

With regard to the question of remission, he had pointed out that, according to the official returns, there were three cases of remission (and he might remark there was no case returned in Essex), but, strangely enough, those three cases, when examined, resolved themselves into no case at all. The registrar at the county court of Aberayron, which was credited with having had two cases of remission, had written: "I "have to state that there must be an error in the "official return of the county court plaints, &c., I "have had no case of remission of tithe in this "court."

The other one was credited to Sudbury in Suffolk, and there the circumstances were these. The case was a remission by arrangement. The claim was for two years' tithe, amounting to £96 16*s.* 1*d.*, and the judge ordered that the case should stand adjourned until the following court, for the defendant to pay the half agreed on by the parties, the plaintiff to be at liberty to go into the whole case and sue for the whole amount claimed. The sum of £48 8*s.* 1*d.*, half the amount of the claim, was paid into court, and the case ended. It would be very interesting to know how it came about that the cases referred to by Mr. Kemsley were not in the official returns—possibly they were settled by arrangement out of court. (Mr. Kemsley: That was so.)

A point had been raised by Mr. Grimsdall as to there being a limitation of time for the recovery of redemption money, and he had suggested that the two years'

limit applicable to tithe rent-charge would be equally so to the recovery of redemption money.

He (Mr. Grellier) would have liked to hear that question discussed. It was one on which the opinion of some of the legal Associates of the Institution would have been valuable. The answer he had given was that the two years' limit in the Act of 1891 was an old one, that before 1891 there certainly was no limitation of the time within which redemption money could be recovered, and he could not see how the new Act could be said to create it. It was easy to see why redemption money was made recoverable by the same process as tithe rent-charge, as if it were a hardship on the occupier to pay the annual sum it certainly would be for him to have to advance the redemption money. The imposition of such a limitation on the recovery of contributions to a redemption rate would work a great injustice to the majority of the contributories who had properly paid their shares of redemption money.

With regard to what Mr. Lamplugh had said, he thought that both parties were fairly well satisfied with the present arrangement as it stood, and he did not regard favourably the suggestion to crystallize the payment and to make it a fixed one of £70 a year, or whatever it might be. At any rate there did not seem to be any strong desire on behalf of either tithepayer or tithe-owner to redeem. Like Mr. Kemsley he had issued a circular, in fact he had a standing notice at the foot of his applications for tithe rent-charge that the sum be redeemed, but it very seldom met with any response. He thought that what took place under the Extraordinary Tithe Redemption Act showed that there was no strong desire on the part of the tithepayers to

redeem their tithe rent-charge. Under that Act the parties had the opportunity either of accepting the four per cent. rent-charge or of paying the consideration money in a lump sum. In almost every case they elected to pay the four per cent. rent-charge.

II.—DISCUSSION ON Mr. BLASHILL'S PAPER.

Mr. A. Harston (Fellow) said he had not come prepared to resume the discussion on Mr. Blashill's Paper, and he must therefore apologise if his remarks were of a somewhat disjointed nature. In his opinion such a thing as a fireproof building had not yet been contrived, but what was reasonably attainable was a building which would retard the spread of a fire, and give time for a fire brigade to deal with it and put it out.

But he must confess that if he had to build a fireproof building he would like to build it like a beehive and stop up the windows and doors. Then he would be satisfied that the fire would do very little damage. The nearest approach that could be made towards fire-proofing was to employ those materials which would most retard the progress of the fire. He had used a very large quantity of coke breeze concrete. He did not employ it because it was fireproof simply, for any obstacle to the spread of a fire might have practically the same effect. The great advantage of coke breeze concrete in constructing floors was that it was light and gave the opportunity of nailing the boards directly to the floor, so that there was no dangerous air-space under them. Wooden floors were generally necessary, though there were many floors, even in hospital construction, where there were no floor-boards at all, but where the floor was entirely of some incombustible material; yet it was generally the case that in this class of building a wooden floor was necessary, and then it was very desirable that there should be no air-space under the floor. By using coke breeze concrete it was possible to nail directly,

leaving no space for insanitary accumulation, and making the floor very difficult to burn downwards, and if it did burn downwards it met with nothing but a non-combustible material beneath.

There had been several suggestions made for aggregates for use with Portland cement to form concrete for non-combustible flooring. It had been stated that fire-brick was a good material, but the great disadvantage of it was its weight; and when one had to construct a floor of 20 to 25 feet square that was a great consideration. Next, pumice was suggested. Pumice was an excellent material and was light, but it was expensive. Coke breeze had the advantage that it was a by-product, and could be bought for something like 5*s.* a ton and it was an obvious advantage to use up something which would otherwise be wasted.

He had mentioned the three materials in the order of their strength. Fire-brick was no doubt the strongest, pumice came next, and coke breeze last in that respect. But when once they had been fired and made red hot, and the fire had been extinguished and the substance suddenly cooled, he was told that the order was reversed—that the fire-brick then was weakest, the pumice retained its middle position, and the coke breeze was the strongest.

Gravel and flint ballast, another usual material for concrete, was of course improper for floors. When this was subjected to a great heat it expanded and broke up, whereas coke breeze retained its form and was much less weakened by sudden cooling. But consideration must be given to its expansion. In a length of 28 feet, coke breeze, subjected to a temperature of 3,000° Fahrenheit as it might be in a large fire, would expand something like an inch in 30 feet. That of course would have a

very serious effect in throwing walls outwards, and if this high temperature were maintained for any considerable length of time, the material would, he was informed, break up altogether. Although he had used a great deal of it he had not had very much experience of its actual behaviour under fire conditions.

But he remembered one case of a six-storey building with a roof formed flat with such concrete in combination with iron joists, not so much for the purpose of fire-proofing, but rather to have a useful yard on the top of the building, the concrete being overlaid with a thin coating of mineral asphalte. That had been on fire two or three times, and yet a portion of that roof remained. The first fire very much injured the internal face of the brickwork and slightly damaged the under surface of the roof, but the total cost of repairing that roof, which was over 100 feet by 40 feet, was only £16. That was for the asphalte, as the concrete practically remained. The roof had twice since been fired, but he was happy to say that a portion of it still remained, though some had been destroyed.

Then another curious point had to be considered. An objection was raised by the chief officer of the Fire Brigade that the pressure of water at his command would not reach to the top of a lofty building by the ordinary jet through the air, so that he could not inject it through the top windows, and if by means of ladders he did take water up with hose to the roof, he could not then get it through, and he thought it was a very improper roof under the circumstances. He seemed to think he ought to have a roof through which he could easily knock a hole. The fire was no doubt left for some considerable time in consequence of the difficulty that was experienced in getting water

through the roof. If it had been an ordinary slate roof a hole could have been knocked through it.

It was becoming very important in the City of London to have roofs that could be walked over. He occupied offices which were somewhat high up in a building, and he found the principal inconvenience to be that he could not keep a tight roof over his head. Every day he should think, without exaggeration, there were men walking over that roof in connection with the wires overhead. His experience led him when he built in the City to put a roof that a man could walk over without doing any damage. That was one great advantage in a roof of this description, although perhaps it did not bear strictly upon fireproof construction. He might mention that Captain Shaw was the authority for saying that when the heat of a building attained to and remained for some time at between 2,000° and 3,000°, as it often did in a fierce fire, coke breeze concrete would break up. There was a substance, which he thought was worthy of trial, called "Asbestic," a sort of fibrous dust from the sorting the more fibrous part of asbestos from that which was less fibrous, and there was finally left as refuse the substance to which he referred. This material, if used in plastering wholly or partly instead of sand finished with a very good surface, and it also appeared from what one could judge by mere manipulation to be very tenacious. It might be very useful internally for casing iron girders and columns which supported uncombustible floors or roofs, as it resisted fire better than ordinary plaster.

With regard to wooden stairs, he had seen in Paris stout battens put under the soffit of wooden stairs, and the whole of the space between the stairs and the soffit

thus formed filled with rough gypsum. Plaster was then poured in and the whole made solid. That appeared to him to be an excellent method, for the plaster face prevented the fire rising and attacking the stairs from below, and also prevented the stairs burning downwards.

Stone was often used for stairs, but he must acknowledge a preference for some sort of concrete. There were many kinds of concrete in which the aggregate was stone. Coke breeze concrete would not, he thought, be hard enough for the purpose of stairs. In his own practice he had used limestone chips as an aggregate with Portland cement. He was glad to say that he had not had an opportunity of having this properly tested, for he had not had a fire in any of the buildings in which he had used it.

With regard to match-boarding in factories and places where a large number of people were employed, there were many cases in the City of London in which large and even modern buildings were match-lined from top to bottom. He would not identify those which he had in his mind, but he remembered one of five to six storeys high, of modern construction, and match-lined throughout. It was a very improper and a most dangerous state of affairs. In many large factories of the lighter sort there was, no doubt, a temptation to use match-boarding.

He had no experience himself of theatres, but he had built some town halls, though in these, of course, there was not that sort of construction.

There was, however, a large room in London, very celebrated for its acoustic effects, and he was told that although it was not visible there was match-boarding all round the walls, and to a great extent the acoustic effect depended upon the match-boarding. Grounds or

strips of wood were fixed to the wall, to which the match-boarding was nailed at every three or four feet, and to prevent the spread of fire there was a fillet of cement under each, so that the fire behind the boarding would receive a temporary check. That was possibly a good arrangement, though he should not like to rely upon it himself. He would have coke breeze cement blocks built into the wall and projecting enough to take the match-boarding.

But, after all, match-boarding in such a position was utterly wrong, and even a more brilliant acoustical effect could be obtained by the use of large thin plates of concrete attached to the wall, with a slight space at the back of each. The construction would be conccaled, and the whole building could be lined sufficiently with a thin vibrating coat which would materially assist the sound, and would be absolutely and entirely fire-resisting long enough to retard the fire to a considerable extent, and in itself would be incombustible. It would, under great heat, become friable and fall to pieces, but it would do no further damage.

In the use of coke breeze concrete one precaution should be taken in dealing with ground floors, there must either be an impermeable concrete underneath or an impermeable surface on the top of it, for the ground damp would rise through the concrete by capillary attraction and ruin the boards nailed to it. That was got rid of by putting a layer of impermeable ballast concrete underneath, or laying a coat of real asphalte underneath. Or, instead, where herring-bone pieces formed the wood flooring, they should be laid in some damp-proof material such as mastic, which would at the same time form the damp-course and fasten the flooring to the pervious concrete.

One way of dealing with existing wood-framed floors in order to make them a little resistive to fire was to form iron hangers over the joists, which could be placed at intervals on which a thickness of three or four inches of concrete could be put between the joists, which would very materially retard their ignition, for unless a fire had plenty of air, wood was not very easily ignited.

He begged, in concluding his remarks, to pay his testimony to the invariable courtesy with which Mr. Blashill, as the superintending architect of the London County Council, had always received the proposals and suggestions of architects practising within the district over which he had control. If the provisions of the Act might seem sometimes to be rather hard and inflexible, Mr. Blashill had always been ready to do all in his power to meet the reasonable and just requirements of each case, and to make the working of the regulations as little onerous as possible.

Mr. A. R. Stenning (Fellow) said he was sure the members of the Institution must feel much indebted to Mr. Blashill for the Paper he had read at Manchester. As superintending architect of the London County Council Mr. Blashill had special opportunities of obtaining information, and any remarks from him came with exceptional authority. With many of his suggestions he (Mr. Stenning) agreed.

Whatever could be done by using fire-resisting materials or in designing new buildings, it was the duty of every architect to advise his clients to do. In his opinion it was almost impossible to erect a building of

any size which should be actually fire-proof. Iron and steel were no good in that respect, as the heat and water soon acted upon them, causing the metal to twist and expand, and throw out the walls. Casing girders with brick or other non-inflammable material might to a great extent prevent this, unless the fire had got firm hold of a building, but he agreed with Mr. Blashill that a most important matter was to use fire-resisting materials as much as possible in modern construction.

The time gained in keeping a fire within a small space was really the most important factor in the case. He had built some artisans' dwellings at St. John's Wood where fire-resisting floors were laid to the extent of some $6\frac{1}{4}$ acres. He had used steel joists with fireclay pipes notched to the lower flange of the joists, and so shaped that the pipes fitted together underneath the steel joists and entirely cased them in. They were 18 inches apart, and the space between was filled in with coke breeze concrete. It was of course a well-known construction, and was a light way of making a floor, the pipes being hollow and the filling of coke breeze being also light.

With regard to securing the floor-boards to fire-proof floors he could not quite agree with Mr. Blashill or with Mr. Harston. He liked to have some little space under the floor-boards, for it was very difficult to lay the concrete always to a perfectly true surface. On a small fillet nailed into the concrete the boards were fixed better than by nailing them direct into the concrete. During the construction of the buildings he had referred to, a fire had occurred in one of the rooms where the contractor had stored a lot of his joiner's work. It blazed away very freely, but all the damage done was the burning of a sash frame and some of the joinery in

the room itself. The fire did not spread beyond that. The lintels over the window were not of wood but of concrete with an iron bar in them, which he thought was the cheapest and best way of constructing them. So far as his experience went, in well-constructed artisans' dwellings, where there was not much furniture, and consequently no great heat, the fire never extended beyond one room.

He well remembered staying at the Great Central Hotel, at Glasgow, about two years ago. It was a large building, where some 400 or 500 beds were made up. He and his wife were woke up the first night by hearing shouting. On looking out of the bedroom door he saw that the corridor was filled with smoke. They dressed hurriedly, and noticed opposite their door another door, which was locked, and had beside it a small glass case. In this case a notice was put up, announcing that in case of fire one was to break the glass, take the key out, unlock this door, and thus gain access to an escape staircase. It seemed very good advice, but he was glad he did not avail himself of it, for he found afterwards that the staircase led right down to the seat of the fire. The outbreak took place on the second floor, and he was on the fourth, and he would have been a great deal worse off if he had used this "safety" staircase than he was by going through a little smoke and down the ordinary staircase. That fire began in a bedroom on the second floor. It spread along the joists, and eventually got into the "cradling" work in the cornice of the ceiling of the dining-room, which was all smouldering and burning away. It took a long time for the firemen to cut it away and stop the fire. In the light of that experience, he quite agreed with Mr. Blashill

that a false ceiling was very dangerous, and should be avoided if possible.

Apart from steel and iron construction, he thought that it was desirable to use good timber beams as much as possible. Sound timber, if it could be procured, very seldom burned through. He had some experience of fires in waterside premises where the wood had only been charred and had not given way, and consequently no damage was done to the walls. Where, on the other hand, the construction had been with iron columns and iron girders the whole place had generally been gutted and burned out.

Another means of stopping fire, which Mr. Blashill had referred to, was carrying up the party-walls above the roof. That he certainly agreed did prevent fires spreading. When the fire got up to the roof it usually shot up vertically, for there were only the rafters to burn, and the flame had free escape upwards. If the party-wall were carried up three feet, as under the Building Act of 1894 for warehouses, it did certainly prevent the fire spreading. He believed that some of the Fire Insurance Offices had suggested that it should go even higher. Of course these walls were rather unsightly in the case of private houses, but certainly in all warehouses he thought they ought to be carried up from three to four feet. Special attention ought to be paid to preventing fire, especially in factories where a number of hands were employed, and every precaution should be taken by using fire-resisting materials.

Outside galleries (which were difficult to arrange, but of course architects had to deal with difficulties) appeared to him to be, possibly, the best way of providing means of exit for workpeople from factories, provided sufficient

doors and windows were made in such a way that they could easily be opened and the people could get into the galleries outside the buildings and so be taken down by the fire-escapes. He did not know that they could be constructed of any material except iron, but they were only to be used for the purpose of saving life, and it was to be supposed that the inmates would be able to get out of the buildings before the galleries got too much heated.

Iron was a treacherous material in case of fire. Stone was equally treacherous, for it soon flew and crumbled to pieces when exposed to heat and water. It must have struck many members as a curious coincidence that while Mr. Blashill was reading his Paper at Manchester Mr. Spurgeon's Tabernacle should have been at the very same time burning. That fire was, no doubt, owing to a defective flue, and all the internal fittings of the chapel were such as would soon blaze up. The provision in the requirements of the London County Council with respect to public buildings, for having space round them, so as to isolate them, was in his opinion one of the best means of preventing loss of life in the case of a fire occurring, for the loss of life was not so great from burning as from panic. If the audience knew that there was an open space all round the building, and that they had the opportunity of getting out, there would be little chance of panic.

Many details were suggested in the Paper which it would be well for architects to carry out, and which he thought were generally carried out where an architect was fully impressed with his duty to do all he could to minimise the loss of life and the possibility of injury to buildings by fire, but these suggestions could not be too

fully impressed on the younger members of the Institution, to whom especially the Paper ought to be a most valuable guide.

Mr. A. Vernon (Fellow) said he thought all present would agree that London was indebted to the County Council for at least two things, viz., for their carefully arranged provisions against fire and loss of life, both as to existing and future buildings; and secondly, if he might say so, in being so fortunate as to have so efficient a superintending architect. He had read the Paper with great interest, and felt the Institution was much indebted to Mr. Blashill for it, but he proposed only to make a few cursory remarks on the subject. It seemed to him that if some mathematician in the future tried to formulate the probabilities of the risk of life from fire, he would most likely take the area and the population and multiply it in some increasing ratio by the height of the building. In rural districts the loss of life from domestic fires was almost unknown, and loss of life from panic in public buildings in country towns was extremely rare.

Then the question arose, How were those risks increased in the larger towns, and how were they to be removed? They were, of course, increased by the dense masses congregated in public buildings in large towns, by the insufficiency of egress, by the inadequacy of the materials to resist fire, and by other risks which were well known. Anyone who had visited Chicago, the scene of the great fire of 1871, would be surprised to note that every household there appeared, even now, to be in a state of panic for fear of fire. Every window

had access by an iron staircase, either to the ground or to some verandah which communicated with the ground, though whether this was a rule of the city he was not sure. Chicago had suffered more than any other city from fire, but at the present moment appeared the best protected from that danger.

Fire risks seemed to him to be increasing with the present mode of construction owing to the ground becoming so valuable in our cities. Every staircase and every lift became a cause of draught, a sort of flue, and an increase of danger, in case of a conflagration. Lifts were specially dangerous. He looked forward to the time when lifts would have to be put outside the main building as were sanitary arrangements, which by common consent were now, wherever possible, constructed with an air space between them and the building.

In New York some houses now reached 16 or 18 storeys, or about 3 storeys more than Queen Anne's Mansions. At the present moment they were building an hotel in that American capital, of 24 floors, and the feeling of a family party when the telephone announced a fire 24 floors below could be better imagined than described. There were all sorts of means by which fire could be checked, and on these points he was very glad to hear Mr. Blashill and Mr. Stenning give their experience; but there was no way by which all risk from fire could be avoided. Stone and iron, which were formerly supposed to be the best natural fire-resisting materials, had proved to be the most treacherous; and wood was really about the best friend the fireman had, for it resisted longest and acted in the least treacherous manner.

The fire referred to in Mr. Blashill's Paper was, he

believed, the Santiago fire of 1863, when 2,000 persons perished. They were in a great cathedral in South America, celebrating some saint's day, and although they were all on the ground floor, they perished simply because the doors had been constructed by an architect who had every regard for beauty of design, but who forgot that opening the doors inwards meant that they were absolutely closed against pressure from a crowd. Thus 2,000 persons lost their lives mainly because the doors opened inwards.

The conditions necessary for avoiding these dangers could easily be summarised.

First of all the flues must be sufficiently guarded. The old requirement of 4½-inch brickwork was often quite insufficient. It might be enough for an ordinary chimney, well pargetted, or for ordinary flues, but it was absolutely insufficient for the big kitchen fires and furnaces and heating apparatus of the present day. Flues such as these ought to be protected by at least nine inches of brickwork.

Another cause of danger was the combustible nature of the materials used in the construction of a building—such materials as did not give sufficient resistance to allow time for the occupants to escape. Then again every door of a public building should, on pressure, open outwards and be so arranged as to give ready means of escape. Two flights of stairs or independent means of egress were essential, and no room in any building should be without access from the outside to the floor level by verandah or by some other means. Lifts, which were often nothing less than flues in case of fire, should be isolated or protected, and some efficient substitute as a means of egress should always be available.

Mr. C. John Mann (Fellow) said he would like to hear from Mr. Blashill whether, in his experience, he had found that the modern practice of building hollow brick walls tended to increase the risk in case of fire. The system was now very commonly adopted in good buildings as a means of keeping out damp, but he had not heard how such walls affected the result of a fire.

Mr. T. Blashill said he felt he must first thank the members of the Institution for the cordiality with which they had received his Paper. It seemed almost a duty on his part to write such a Paper, and the way in which it was received had made it indeed a pleasant duty.

The title of the Paper would, he thought, give reasonable warning that he was chiefly addressing himself to the question of fire in relation to the danger to life arising from it.

If the question of saving property were also to be considered, there were many processes and plans to be dealt with, but into these he had not time to go, even if he were prepared to give a definite opinion on any of them. The first thing was to save life: it was a secondary object to save property; but inasmuch as property could be insured in cases where life could not, the question of saving life was important immeasurably beyond the question of the preservation of property.

At Manchester Mr. Collins had been good enough to make some remarks upon his Paper. He never found fault with such criticisms, though he might not at all times agree with them. But Mr. Collins went so far as

to comment upon the regulations of the County Council as being harassing—one day one thing and the next day another—as having no finality, and being very difficult to comply with. Was not that perhaps due to the very nature of the matter itself ?

Fortunately there had not in recent years been very much practical experience in London of fires in public buildings while persons were in those buildings, but there were repeated warnings from what had happened in other places, and as one danger after another developed itself, so, necessarily, the regulations of a public body must be made to meet the new situation.

But with regard to the regulations laid down in the recent Building Act, there was plenty of notice given ; everything could be seen in print, and everyone could very easily acquaint himself with all the regulations so far as it was possible to lay down definite rules.

When dealing with warehouses, it was necessary to consider each case separately and with all regard to the circumstances, and it was difficult to lay down definite regulations beforehand. But, as previous speakers had been kind enough to testify, no one could be more careful than he personally was, and no public body could be more careful than the Council, through its committees, to give every explanation, to avoid if possible any serious disputes, to listen to every claim or plea, to try to meet everyone as far as possible, and in the end, if they could not possibly agree, to state clearly what was required.

But he did not think that was necessarily harassing, nor that the Council could be charged with capriciousness upon that score. They did the best they could, and

he was afraid he could only await the verdict, not of posterity, but of their neighbours and friends who came to do business with them.

The question of cost had been raised by Mr. Collins. If any unnecessary cost was incurred, that money was thrown away. But cost could not be set against the preservation of human life. He could not help thinking that many architects were too sanguine: their faith in chance was too great, and they looked upon a building as if nothing was ever going to happen. He was bound to take the view that something *might* happen, and, that being so, he was bound to insist upon necessary work being carried out, cost what it might.

Some very good hints had been given by Mr. Harston with regard to the use of concrete, and he could freely endorse what Mr. Harston had said. He thought such a material as asbestic, possibly combined with the more fibrous material which was found in conjunction with asbestic, could be made use of in large rooms and under similar circumstances to those mentioned. He hoped to see the time when such material would be introduced, and when the use of wood would be minimised in joinery. The amount of joinery in a building was sometimes enormous in its quantity. A previous speaker had mentioned that wood lintels were not necessary, and he thought that wood bricks were not now usually employed. He remembered the time when every builder thought it necessary to use wood bond all through his brickwork. Coke breeze concrete, or some such material, was now used for fixings and for lintels to carry the brickwork.

As to outside galleries, the first theatre that was built

with outside galleries was, he thought, a Flemish theatre in Brussels, where it was possible to take the whole audience out on to the galleries. In the Shaftesbury Theatre in London the audience could descend in the same way, for there were iron galleries outside.

As to the question of the value of ground, what was really the value of the site? Was it not that which was left after all proper precautions had been taken and all the money had been spent upon it which was necessary for the construction of the building and for the safety of the building? Then, and not till then, was it possible to look for any value or profit in the site itself.

With regard to the Cripplegate fire, he had given one instance in his Paper as to the very first building which took fire, and from which the whole disaster originated. If the County Council had not had power to deal with it, the whole of the people in the building would infallibly have been burned.

A few days ago he had another experience. A very important building, containing a large number of employés, came under the notice of the Council. There was only one exit and entrance, but when, in that building, a fire occurred, there was found to be no escape whatever, and, in the end, the parties were allowed to construct a staircase leading down into the yard of their neighbour. This was done after arbitration. Within a few days a fire actually occurred, and the neighbour was amazed to see a ladder dropped down and a crowd of persons swarming into his premises. At first he was indignant, but when he realised the situation he was very glad to find that his neighbours were able to escape over his

premises. It would be well if there were more give and take between neighbours in these matters, for in case of real danger to life from fire it would be difficult to imagine that any neighbour would object to a technical trespass.

He was sorry to say he could not give any answer to Mr. Mann's question, for he had no personal experience of the behaviour of hollow walls under the conditions suggested.

He had mentioned in his Paper the dealing with old buildings. It was quite true that while he was reading his Paper the Metropolitan Tabernacle was burned down, a building which, when full, contained something like 6,000 people. He had been told that it usually took more than half an hour on a Sunday evening before all the people could get out, and when one knew that the building was destroyed in something like that time, one could not help feeling that if any serious alarm or actual fire took place in such a building the results must be very lamentable. He hoped in course of time, when the public demanded it, that some such regulations might be made with regard to old buildings as were now laid down for new theatres.

He had undertaken the preparation of the Paper as a duty to the Institution. He had felt that by putting things carefully, fairly, and candidly before his fellow members he would secure their co-operation, which was what he wished for. If every architect went to work with the idea that he must take certain precautions, and did not look upon the regulations as designed to irritate him, but would recognise the great risks which attached to all building property, the general character of building

would be very much raised, and, after all, that was the great object to be kept in view.

The meeting then adjourned.

PAPER 239.
No. 387.

COMPENSATION VALUES OF CATTLE FOODS.

CHEMIST *v.* VALUER.

BY H. TRUSTRAM EVE, FELLOW.

Read at the Ordinary General Meeting of THE SURVEYORS' INSTITUTION, *on Monday, May 16th*, 1898.

CHRISTOPHER OAKLEY (President) in the Chair.

After a lapse of twelve years Sir J. B. Lawes, with the able assistance of Sir J. H. Gilbert, has given the agricultural world a further treatise (in the *Journal of the Royal Agricultural Society of England* (Third Series, vol. viii., part iv., December 1897) on the subject of the Valuation of Unexhausted Manures.

Highly interesting to all, it appeals most strongly to the surveyor whose practice includes this subject, and as a class we must be especially grateful to the authors for their continued attempts to guide the valuer in the difficult work of ascertaining the manure-value of cattle foods—an item in a valuation which cannot be viewed, measured, or weighed, and for which the surveyor must of necessity turn to the chemist for information and theory, and then bring to bear that practical mind with which he should be equipped.

OBJECTS.

The objects for which this paper is written may

shortly be summarized as follows: (1) To draw the attention of the profession to the most interesting paper to which I have just alluded. (2) To remove a popular theory on the part of many surveyors that Lawes' tables are no good to them in practice through being too high, and to prove that they are in reality lower than the scale usually adopted. (3) To try and formulate tables from Lawes' tables for the use of valuers, with sliding scales on the current price of cereals, basing the compensation on tonnage of foods used and not on the cost.

Custom.

The custom of receiving compensation for unexhausted manures is not, as far as I can ascertain, very ancient. Cooke, in his book on *Agricultural Tenancies* (1850) says of the Lincolnshire custom :

"Special allowances for unexhausted improvements "of which the outgoing tenant has not derived the full "benefit, are not strictly customary, but the propriety "and advantage of them are becoming daily more "manifest."

And as to oil-cake, he says :

"The use of and the allowance for this article is of "recent origin."

And from inquiries made in that county I find that this date (1850) is verified by agriculturists who are now living.

There is no doubt that at the time when Lincolnshire had its custom, which the courts upheld as binding, other parts of England had no such custom; and it

appears probable that we have to some extent to thank that custom for the Agricultural Holdings Act, 1875, and for the stronger one of 1883.

For many years it has been usual for some agreements to contain a compensation clause for unexhausted interest in foods consumed and manures used, but it was not until the passing of the Act of 1883 that the payment for such became compulsory.

I am not aware that The Surveyors' Institution has ever collected any information on the various scales of compensation adopted in England, but the Central Chamber of Agriculture in 1884 appointed a committee for this purpose, and arrived at the following conclusion:

"Your committee, in conclusion. have to recommend under Table A—*i.e.* "Consumption on the Holding by "Cattle, Sheep or Pigs, of Cake or other Feeding Stuffs "not produced on the Holding—as a fair and reason- "able scale of compensation applicable to the country "generally the following, viz.: For one-third of the "cost of linseed cake and meal, cotton cake and meal, "rape cake, or malt culm, and one-sixth of the cost of "corn cake, malt, or other manufactured feeding stuffs "of similar manurial value, which have been consumed "on the farm during the last year of the tenancy; and "for one-sixth of the cost of linseed cake and meal, "cotton cake and meal, rape cake, or malt culm; and "one-twelfth the cost of corn cake, malt, or other "manufactured feeding stuffs of similar manurial "value which have been consumed on the farm during "the year preceding the last year of the tenancy, and "providing that the quantity allowed for shall not "exceed the average of the two next preceding years.

"For hay, straw, roots, and pulse purchased, one-fourth "of the last year's consumption, and for corn one-"sixth."

From a study of their Reports one gathers that the almost universal amount to allow is one-third of the last years' cake bill and one-sixth of the previous year, together with one-sixth of the cost of corn purchased in the last year and one-twelfth of the last but one.

It is this custom of basing the compensation on *cost* that I wish to attack. No agricultural chemist who has spoken on the subject has upheld this practice, but, on the contrary, has declared it to be erroneous, and valuers have but two arguments in favour of it—that it is easy and they do not know of a better one.

Sir J. B. Lawes asks in his Paper in the *R.A.S.E. Journal* of 1875:

"Where are the scientific witnesses, having characters "to lose, who would assert that the unexhausted residue "from all purchased feeding stuff and manures may be "valued on the basis of the original value or purchasing "price of the article?"

And again he says:

"These few examples are sufficient to show how "entirely fallacious it is to assume that the manure "value of a food, whatever may be its composition, "bears a fixed proportion to its original cost."

And again:

"Any one acquainted with the cost and the feeding "value of the different foods will see by a glance at "the table how little connection there is between either "the cost of the feeding value of a ton of the different "foods and what may be termed their *manure-*"*value.*"

Mr. T. A. Dickson, a Fellow of this Institution, who read an admirable and learned Paper * on this subject, says:

"The fact will readily be admitted that the cost of a "food has little, or even nothing, to do with estimating "its value as a manure."

And:

"Is not taking the relative cost as a basis of the "manurial value of these two feeding stuffs (wheat "and cotton cake), to say the least of it, erroneous?"

In the discussion which followed, Mr. John Looker, a practical valuer, said:

"He agreed that the cost price of an article was "not what ought to be taken into consideration in "valuing residues. It was far better to take the value "of the materials it produced."

Professor Warington followed with the axiom:

"They were not to value the unexhausted residue of "manure by the price originally given by the farmer, "but by the constituents it contained; that, in fact, a "chemical basis should be taken for the valuation."

Mr. Bernard Dyer averred:

"There was no disputing the fact that the rough "and ready method of allowing half cost as compensation "for cake consumed might, by happy accident, some-"times approximate to the real manurial value, but it "was only by pure chance if it did so."

The only remarks in favour of the present system were made by Mr. H. C. Newmarch (Fellow), in the same discussion, who said:

"He must confess himself, with due respect to the "scientific mind, old-fashioned enough in his ideas to "believe it impossible, for the present at any rate, to

* See *Transactions*, Vol. xix., page 175.

"arrange compensation on a scientific basis. He could "not agree with the gentleman who had just spoken "(Mr. Bernard Dyer) that the present system was a "happy-go-lucky one. These were questions which had "to be dealt with every day without running about to "consult chemists, and he did not believe that the "table, of which so much had been heard, was applicable. "He was pleased that a Paper like this (Mr. Dickson's) "should be read at The Institution, and if the various "societies throughout the country could have their "attention directed to the formation of a scale of "compensation founded on a scientific basis, it would "be a great advantage to the country; but until this "took place they must continue to go on the old lines, "paying compensation according to what seemed to be "fair under the circumstances of each particular case." And later he said: "The time would no doubt arrive "when science would finally take the place of practice "and experience."

Dr. A. J. Voelcker, in speaking at The Surveyors' Institution on Professor Kinch's paper in 1892 says:

"In this case price must be a very uncertain basis. "The demand for cake was not the main factor in "fixing the market price. The cake after all was simply "refuse, and it was the market value of the oil which "determined the price of the cake—the one went up "and the other down, and the balance was in the hands "of the oil merchant. Whether the farmer liked it "or not he had to pay the price which the merchant "asked for it."

I have honestly tried to enumerate *all* the remarks I can find recorded on the subject of *cost*, and I think they speak for themselves without further comment.

Lawes' Tables.

If chemists condemn the basis of cost, one must turn to the only manure-value tables which have been published on the subject, namely, those of Sir J. B. Lawes. These are well known to the profession, but those published, in December, 1897, are made up to date, and therefore of more use to the valuer. It is necessary to show upon what principle they are based. There are, shortly, only three constituents which an outgoing tenant sells in his unexhausted interest, viz. nitrogen, phosphoric acid, and potash. The number of pounds of each is ascertained in 32 foods. By experiment it is found how much of each constituent is retained by the animal and the balance is credited to the manure.

Thus (*vide* Table IX., *R.A.S.E. Journal*, December, 1897):

	lbs.
An average sample of linseed cake will contain—Nitrogen in 1 ton	106·40
The fatting animal takes up .	4·74
Leaving in the manure . .	101·66

The figures for phosphoric acid are:

	lbs.
Total in one ton . . .	44·80
Taken up by animal . . .	3·21
Left in manure	41·59

And for potash:

	lbs.
Total in 1 ton	31·36
Taken up by animal . . .	0·41
Left in manure	30·95

	£	s.	d.
The 101·66 lbs. nitrogen are equal to 123·4 lbs. ammonia, and, put at the market price of 4d. per lb. = .	2	1	2
The 41·59 lbs. of phosphoric acid, at 2d. per lb. = ...	0	6	11
And the 30·95 lbs. of potash, at 1½d. per lb. = ...	0	3	11
Giving total manure-value of 1 ton of linseed cake, assuming no waste whatever	£2	11	11

From this it will be observed that the fatting animal retains very little nitrogen, phosphoric acid, or potash in comparison to that which it voids.

It is at these and similar figures that many surveyors have always pointed the finger of scorn, thinking them much too high; but, as has been frequently shown by chemists and others, Sir J. B. Lawes did not advise that the whole but only HALF this sum should be paid as compensation for the consumption of a ton of linseed cake. Thus he says:

"The rule so determined upon is to deduct one-half "of the original manure value of the food used the last "year."

And Professor Warington said:

"He wished it to be most distinctly understood, that "in no case whatever did Sir John Lawes make use "of that total value as a figure to be used for the pur- "poses of compensation. The 'total value' represented "simply the full value of the nitrogen, phosphoric acid, "and potash in that manure just as it left the animal,

"reckoning these constituents at their price in the most "powerful manures in the markets."

And—

"For he never makes an assessment of more than "half the 'total value' of the manures."

And Professor Kinch says:

"Now though no member of The Surveyors' Institu- "tion is likely to have overlooked these paragraphs "(before quoted), yet, if my interpretation of them is "correct, they have been overlooked or misread by many "speakers on the subject of unexhausted manures in "farmers' clubs and chambers of agriculture, by com- "pilers of manufacturers' and merchants' catalogues, and "even by writers in the *Journal of the Royal Agricultural* "*Society*, when the so-called *total* or *original manure* "*value* is taken as the compensation to be given, or as "the present value of the manure of a ton of the given "food. The interpretation I give it is that *one-half* of "this is the present manure value of one ton of food "consumed during the last, *i.e.* current year. I think "members will be doing good work in exposing this "misinterpretation when it occurs."

Having cleared the ground of a prejudice against Lawes' Tables which I know still largely exists, I will extract from his Table IX., *R.A.S.E. Journal*, December, 1897, sixteen of the foods more likely to come into the surveyor's practice.

TABLE

Table showing Method of Sir J. B. Lawes

No.	Food (1 Ton).	NITROGEN.				PHOS
		Retained in Fatting Animal.	Left in Manure.	Equal to Ammonia	Value at 4d. per lb.	Retained by Animal.
		lbs.	lbs.	lbs.	£ s. d.	lbs.
2	Linseed Cake .	4·74	101·66	123·4	2 1 2	3·21
3	Decorticated Cotton Cake .	4·38	143·46	174·2	2 18 1	2·96
5	Undecorticated Cotton Cake .	3·56	80·44	97·7	1 12 7	2·41
7	Rape Cake .	2·84	106·92	129·8	2 3 3	1·93
8	Peas . . .	4·06	76·78	93·0	1 11 0	2·75
9	Beans . .	4·06	85·54	103·9	1 14 8	2·75
12	Indian Corn .	3·95	34·13	41·4	13 10	2·68
13	Wheat. . .	3·95	36·37	44·2	14 9	2·68
15	Barley . .	3·95	33·01	40·1	13 4	2·68
16	Oats . . .	3·79	41·01	49·8	16 7	2·57
19	Malt Coombs .	3·56	83·80	101·8	1 13 11	2·41
20	Fine Pollard .	3·79	51·09	62·0	1 0 8	2·57
21	Coarse Pollard .	3·56	52·44	63·7	1 1 3	2·41
22	Bran . .	3·16	52·84	64·2	1 1 5	2·14
23	Clover Hay .	2·03	51·73	62·8	1 0 11	1·38
24	Meadow Hay .	1·90	31·70	38·5	12 10	1·28

I.

IN ARRIVING AT MANURE VALUES.

PHORIC ACID.			POTASH.				
Left in Manure.	Value at 2d. per lb.		Retained by Animal.	Left in Manure.	Value at 1½d. per lb.	Total Manure Value of 1 Ton.	Compensation Value of 1 Ton.
lbs.	s. d.		lbs.	lbs.	s. d.	£ s. d.	£ s. d.
41·59	6 11		0·41	30·95	3 10	2 11 11	1 6 0
66·48	11 1		0·38	44·42	5 7	3 14 9	1 17 4
42·39	7 1		0·31	44·49	5 7	2 5 3	1 2 7
54·07	9 0		0·25	33·35	4 2	2 16 5	1 8 2
16·29	2 9		0·35	21·15	2 8	1 16 5	18 2
21·89	3 8		0·35	28·77	3 7	2 1 11	1 0 11
10·76	1 9		0·34	7·95	1 0	16 7	8 4
16·36	2 9		0·34	11·53	1 5	18 11	9 6
14·12	2 4		0·34	11·98	1 6	17 2	8 7
10·87	1 10		0·33	10·87	1 4	19 9	9 11
42·39	7 1		0·31	44·49	5 7	2 6 7	1 3 3
62·39	10 5		0·33	32·37	4 1	1 15 2	17 7
75·99	12 8		0·31	33·29	4 2	1 18 1	19 0
78·50	13 1		0·27	32·21	4 0	1 18 6	19 3
11·39	1 11		0·18	33·42	4 2	1 7 0	13 6
7·68	1 3		0·16	35·68	4 6	18 7	9 4

This table gives the *relative* manure values of the foods, and a valuer has no right to say that the relative values are wrong unless he can prove to the chemist that such is the case.

The author says:

"We submit the table for the consideration of those "interested, as the best approximation to the truth that "we are at present able to provide."

And Dr. J. A. Voelcker says:

"The tables were the result of most accurate experi- "ments, carried out on grounds which were most clearly "put, and having at all events something definite to "start from. When prices altered they could alter the "tables accordingly."

"He felt it was due, in justice to Sir John Lawes "and Dr. Gilbert, to call attention to the fact that "before the tables existed, surveyors had really no basis "whatever to calculate upon, and now at least they had "the data given them, and it was for them to make "their allowances according to the *change of prices*, and "to the different circumstances in which they might be "placed."

And Professor F. J. Lloyd says:

"Farmers were asking what chemists could do to "enable them, not, as some speakers had thought, to fix "an absolute value upon any particular food stuff, but "to determine the relative values of substances in the "market."

And Dr. Augustus Voelcker says:

"It is well to bear in mind that the estimated "manure value of purchased foods has nothing to do "with mere speculation, but rests upon well-ascertained

"facts, brought to light by numerous feeding experi-
"ments in this and other countries."

And Mr. T. A. Dickson, in his Paper of 1887, says:

"But the question then arises, What are we to take
"as a basis? This important question Sir J. Lawes and
"Dr. Gilbert have attempted to answer by a table they
"have published, in which a manurial value to each of
"the principal foods is given; and although at the
"present time the prices are a little high, yet, as a
"guide to a satisfactory solution of the difficulty, I
"think the table is invaluable, and that the labour
"which the construction of so elaborate a table involves
"has not received proper recognition from those interested
"in agriculture."

Having given the money value of the manure value of different foods, Sir J. B. Lawes proceeds to find the compensation value of the same foods.

For the purposes of this Paper the following fourteen foods are extracted.

TABLE II.

TABLE SHOWING SIR J. B. LAWES' METHOD OF ARRIVING AT THE COMPENSATION VALUE OF UNEXHAUSTED MANURE, ASSUMING 1 TON OF FOOD TO HAVE BEEN USED ANNUALLY FOR THE LAST 8 YEARS.

No.	Foods.	Last Year.			Second Year.			Third Year.		Fourth Year.		Fifth Year.		Sixth Year.		Seventh Year.		Eighth Year.		Total Compensation Value for 8 Tons.		
		£	s.	d.	£	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.	£	s.	d.
2	Linseed Cake ...	1	6	0	17	4		11	7	7	9	5	2	3	5	2	3	1	6	3	15	0
3	Decorticated Cotton Cake ...	1	17	4	1	4	11	16	7	11	1	7	5	4	11	3	3	2	2	5	7	8
5	Undecorticated Cotton Cake...	1	2	7	15	1		10	1	6	9	4	6	3	0	2	0	1	4	3	5	4
7	Rape Cake ...	1	8	3	18	10		12	7	8	5	5	7	3	9	2	6	1	8	4	1	7
8	Peas		18	3	12	2		8	1	5	5	3	7	2	5	1	7	1	1	2	12	7
9	Beans	1	0	11	13	11		9	3	6	2	4	1	2	9	1	10	1	3	3	0	2
12	Indian Corn ...		8	4		5	7	3	9	2	6	1	8	1	1		9		6	1	4	2
13	Wheat ...		9	6		6	4	4	3	2	10	1	11	1	3		10		7	1	7	6
15	Barley... ...		8	7		5	9	3	10	2	7	1	9	1	2		9		6	1	4	11
16	Oats		9	11		6	7	4	5	2	11	1	11	1	3		10		7	1	8	5
19	Malt Coombs ...	1	3	3		15	6	10	4	6	11	4	7	3	1	2	1	1	5	3	7	2
20	Fine Pollard ...		17	7		11	9	7	10	5	3	3	6	2	4	1	7	1	1	2	10	11
21	Coarse Pollard		19	1		12	9	8	6	5	8	3	9	2	6	1	8	1	1	2	15	0
22	Bran		19	3		12	10	8	7	5	9	3	10	2	7	1	9	1	2	2	15	9

These amounts Sir J. B. Lawes suggests to valuers for their use, on the assumption that the market price of ammonia is 4*d.* per pound, phosphoric acid 2*d.*, and potash $1\frac{1}{2}d.$

TABLE III.

Chemist *v.* Valuer.

It is interesting to notice the comparison between the chemist and valuer as shown in the following table.

No.	Food.	Valuer.			Chemist.	Difference.	
		Assuming the Consumption of 2 Tons in 2 Years.			Assuming the Consumption of 8 Tons in 8 Years.	Valuer.	Chemist.
		Market Price. Jan., 1898.	Usual Proportion taken.	Compensation.	Compensation.		
		£ s. d.		£ s. d.	£ s. d.	s. d.	£ s. d.
2	Linseed Cake...	7 10 0	½	3 15 0	3 15 0	—	—
3	Decorticated Cotton Cake...	6 0 0	½	3 0 0	5 7 8	—	2 7 8
5	Undecorticated Cotton Cake...	4 5 0	½	2 2 6	3 5 4	—	1 2 10
7	Rape Cake ...	4 10 0	½	2 5 0	4 1 7	—	1 16 7
8	Peas	6 0 0	½	3 0 0	2 12 7	7 5	—
9	Beans	6 0 0	½	3 0 0	3 0 2	—	2
12	Indian Corn ...	4 10 0	¼	1 2 6	1 4 2	—	1 8
13	Wheat... ...	8 0 0	¼	2 0 0	1 7 6	12 6	—
15	Barley... ...	6 10 0	¼	1 12 6	1 4 11	7 7	—
16	Oats	6 0 0	¼	1 10 0	1 8 5	1 7	—
19	Malt Coombs ...	3 15 0	½	1 17 6	3 7 2	—	1 9 8
20	Fine Pollard ...	5 0 0	¼	1 5 0	2 10 11	—	1 5 11
21	Coarse Pollard	4 0 0	¼	1 0 0	2 15 0	—	1 15 0
22	Bran	4 10 0	¼	1 2 6	2 15 9	—	1 13 3

It will be noticed that, at present prices, valuer and chemist agree as to linseed cake, beans, and oats, maize, and from that a critic may say that there is not much the matter with the present system, as the figures for some foods are alike. But from the mere fact of some agreeing it should follow that they all should do so, or should vary either up or down in a fixed ratio. For instance, if the allowance for linseed cake is right, then that for decorticated cotton cake is very wrong, and if oats are right, bran and pollard are wrong.

If the *relative* values in Lawes' tables are right, whether they be too high or too low, how can the valuer support his rough and ready plan of taking the proportion of the *cost* of the foods? The one is ascertained after years of research and experiment, while the other is a relic of custom started no one knows how, and blindly copied by each generation, well knowing it to have no solid foundation of proof.

The chemist says there are 42 more pounds of nitrogen, 25 more pounds of phosphoric acid, and 14 more pounds of potash in manure arising from the consumption of a ton of decorticated cotton cake than from a ton of linseed cake. He cares not what is the cost of either. He simply tells you the fact, and prices those extra pounds at so many pence per pound.

It is extremely important to carefully ascertain in what manner Sir J. B. Lawes arrives at the compensation value as opposed to manure value of, say, a ton of linseed cake. One is apt to miss the point that his table (Table X.) is built upon the fact that one ton has been annually consumed in the last eight years, and he awards a specific sum for each of those eight years.

Thus for linseed cake:

		£	s.	d.	
For the consumption of one ton in the last year		1	6	0	Being half the manure value, £2 11s. 11d., the other half being allowed for waste.
,,	last year but one		17	4	Deducting one-third from each previous year.
,,	last year but two		11	7	
,,	last year but three		7	9	
,,	last year but four		5	2	
,,	last year but five		3	5	
,,	last year but six		2	3	
,,	last year but seven		1	6	
Total for eight tons in eight years		£3	15	0	

In comparing the figures of chemist and valuer it must be borne in mind that we are assuming eight tons have been eaten in eight years in the chemist's figures, and two tons have been consumed in two years in those of the valuer.

Someone will say, when we allow one-third and one-sixth, we know that there is some small benefit left from years previous to the last year but one, but our scale covers all that. Or another may say just the contrary when requested by his opponent to pay for cake after two crops have been taken, "I have never given it "myself, and never heard anyone else ask for it."

The answer to the first naturally would be to suggest that as he admits some benefit remains after two years, he should make some difference in his scale when nothing has been eaten previous to the last two years, or at any rate inquire into the previous facts as to consumption.

And to the other I should point out the following table to show that if there is complete exhaustion after two years, he and other valuers are allowing far too much for compensation :—

TABLE IV.

Comparative Table showing Difference between Valuer and Chemist, assuming in each case 2 tons of Foods consumed during last 2 years.

No.	Food.	Valuer.	Chemist.			Difference.	
		Compensation for 2 Tons consumed in last 2 Years. Taken from Table III.	Compensation for 2 Tons of Cake in last 2 Years.			Valuer.	Chemist.
			Last Year.	Previous Year.	Total for 2 Years.		
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
2	Linseed Cake...	3 15 0	1 6 0	17 4	2 3 4	1 11 8	—
3	Decorticated Cotton Cake...	3 0 0	1 17 4	1 4 11	3 2 3	—	2 3
5	Undecorticated Cotton Cake...	2 2 6	1 2 7	15 1	1 17 8	4 10	—
7	Rape Cake ...	2 5 0	1 8 3	18 10	2 7 1	—	2 1
8	Peas	3 0 0	18 3	12 2	1 10 5	1 9 7	—
9	Beans	3 0 0	1 0 11	13 11	1 14 10	1 5 2	—
12	Indian Corn ...	1 2 6	8 4	5 7	13 11	8 7	—
13	Wheat... ...	2 0 0	9 6	6 4	15 10	4 2	—
15	Barley... ...	1 12 6	8 7	5 9	14 4	18 2	—
16	Oats	1 10 0	9 11	6 7	16 6	13 6	—
19	Malt Coombs ...	1 17 6	1 3 3	15 6	1 18 9	—	1 3
20	Fine Pollard ...	1 5 0	17 7	11 9	1 9 4	—	4 4
21	Coarse Pollard	1 0 0	19 1	12 9	1 11 10	—	1 10
22	Bran	1 2 6	19 3	12 10	1 12 1	—	9 7

The results in this table are startling, especially to those who refuse to look at Lawes' tables because they are too high. The linseed cake, upon which both agreed in the previous table, now differs by £1 11*s.* 8*d.*, and the discrepancy of £2 7*s.* 8*d.* in decorticated cotton cake has practically disappeared.

Many times have valuers thought, after settling the amount for a large cake and corn claim: "This seems a "large amount for the incoming tenant to pay; I wonder "how he will get it all back again." Does not this table point to the fact that we are paying too much for this class of compensation?

The incoming tenant has, almost invariably, to pay the claims of the outgoing one, and when agitations are raised for the benefit of the latter, although aimed at the landlord, they generally affect the incoming tenant's pocket.

Are not agriculturists, in arriving at the manure value of a ton of food, largely guided by the feeding value only? Lawes says there is little difference in the actual *feeding* value between a ton of cake and a ton of wheat, but the manure value of the former would exceed the latter two or three times.

Basis.

It will be remembered that Lawes' tables are worked out on the assumption that the farmer could, instead of paying compensation for foods consumed, buy equivalent artificial manures, and he assumes that ammonia can be bought for 4*d.*, phosphoric acid for 2*d.*, and potash for $1\frac{1}{2}d.$ per pound. He says that if these prices change his tables should change in proportion. To show that his prices do change it is only necessary to refer to his Paper

in the *Royal Agricultural Journal* for December, 1897, where it is pointed out by himself that the figures for 1875 were based on ammonia at 8*d.* per pound, in 1885 at 6*d.*, and in 1897 at 4*d.*; phosphoric acid, in 1875 at 2¼*d.*, 3*d.* in 1885, and 2*d.* in 1897; and potash 2*d.* in 1875, 2½*d.* in 1885, and 1½*d.* in 1897.

The valuer who fights against Lawes' tables will say: "They are no good to me in my practice. I cannot know "the market changes in ammonia, &c., and do not know 'where to look for them."

With this gentleman I, for one, must to a certain extent agree. The fact of Lawes' tables in 1885 being based on ammonia at 6*d.* per pound, and 4*d.* per pound in 1897, shows that the manure value in that period decreased roughly one-third, and at some periods between 1885 and 1897 the change in price was sufficient to have warranted a change in manure value.

Valuers cannot be expected to make fresh tables every year, based on the price of a commodity with which they never come in contact, and some easier method must be shewn before they will adopt Lawes' tables.

I consider, with great submission, that the market price of these three constituents should not form the basis of compensation value.

The argument in its favour is that a farmer can purchase exactly the same constituents in artificial manures as he is buying in farm-yard manure; but will the residue be the same?

It is well known that no manure value remains after the application of nitrate of soda; and yet as nitrogen forms some 70 or 80 per cent. in the manure value of foods, it is this artificial manure or a similar one which a farmer must buy to supply the nitrogen.—How can

these fertilizers then be compared to farm-yard manure, the manure value of which is supposed to last eight years. The same remarks apply to the phosphates and potash, though in a much less degree, but as these form a small proportion of the manure value they do not greatly affect the question.

The superiority of farm-yard or town manure over any fertilizer is admitted, though not fully explained by chemists.

The mechanical action of it is unique, and is a very important item to the farmer. The continual use of nitrate of soda on heavy land in comparison with the occasional application of farm-yard manure, must result in favour of the latter.

The former seems to bind the land together, whilst the valuable mechanical action of the latter serves to make the land more easily worked and pliable.

Shortly, farm-yard manure affects the temperature and texture of land, whilst artificials do not.

It may be said that it is beside the question to compare artificials and farm-yard manure, but if the practical man who has to deal with this question of compensation values is told that the whole basis he is asked to adopt depends entirely on the market price of a commodity with which he never has anything to do, the price of which he is utterly unable to control and of which the more he buys the dearer it becomes, he will say "I want something better than that before I shall change my old methods."

In a trade circular of January, 1898, I read that the price of nitrate of soda is so low because of an over production of 75,000 tons during the last year.

What is to prevent a few capitalists from making a

"corner" in nitrates, and artificially inflating prices, and is not the present time a very suitable one for them to begin, prices being so low?

The Agricultural Holdings Act of 1883 says:

"A tenant shall be entitled on quitting to obtain "compensation under this Act for such improvement, "such sum as fairly represents the value of the im- "provement to an incoming tenant."

Suppose an incoming tenant pays £70 as compensation for so many tons of foods consumed by his predecessor and finds two hundred loads of dung on his entry to his new take. He has bought the ammonia, phosphates and potash in that dung, and the only way of getting back the £70 he paid is in the increased crop those constituents will produce.

He carts out the dung, ploughs it in, and (say) plants beans to be followed by wheat, or places it under roots to be followed by a crop of barley.

Is not the value of the dung to the man the money value of the extra beans, wheat, roots, barley, &c., it has enabled him to grow?

Again, if the price of the corn it helped to grow be high, should not the price of the manure value be high also and *vice versâ*?

If the high price be represented by one hundred, produced by the manure value represented by ten, is there any reason against the low price represented by fifty being produced by manure value, which would then be put at five?

Is this not a basis which farmers could readily understand and appreciate as fair and reasonable? Does it not truly interpret the words of the 1883 Act "the value to an incoming tenant?"

At any rate is it any worse than the basis of the market price of artificial manure, or than the cost price of the foods?

Critics may smile and say, "How can you ascertain "the price of corn one, two, or three years hence?" Of course this is a difficulty, but the same remark applies to artificial manures.

Would the hard-headed farmer object to its being based on the price of corn at the time when he takes the farm?

I think if Lawes' tables can be brought into operation with an annual sliding scale on the price of corn, and a great part of the uncertainty of manure values be reduced to a little doubt as to whether corn will be cheaper or dearer in the near future, the difficulty will not be great in getting agriculturists to accept that risk.

Amongst the subjects which various associations of valuers discuss annually is the consuming price of hay. This, like manure values, cannot be seen or handled, and yet no difficulty is found in recording the price within narrow limits. True, in the majority of years and in many districts, it is two-thirds of the market price; but when the market price of hay is very high or very low, this proportion is not adhered to, and a price is fixed entirely independent of the cost.

Will it not, in the future, be equally easy to discuss and record the manure value of a ton of cake or maize?

It would appear to be even easier than in the case of hay, for the number of pounds of the three constituents in a ton of food does not alter, and would in time be engraved on the mind of the valuer without reference to works on agricultural chemistry.

There is always at first a prejudice against anything

new whether in fashion or agriculture, but when the novelty has been with us for some time. we wonder how we did without it.

Also it is much easier annually to raise or lower a standard than to create one. Who first settled the consuming price of a ton of hay ? But this price is raised or lowered with the greatest ease.

Dr. J. A. Voelcker, in speaking at The Surveyors' Institution, said:

"It was for them (valuers) to make their allowances "according to the change of prices and to the different "circumstances in which they might be placed."

Suggested Basis on varying Prices of the Three Principal Cereals.

May I, with all humility, suggest the following eight tables, not—I need hardly say—for the use of the profession, but as eight "skittles" at which I invite those interested to throw.

It is unfortunately necessary to have as many as eight, if Lawes' Tables are to form the basis, so that all cases may be provided for.

One can adopt the money figures of Sir J. B. Lawes without tying oneself to the basis of artificial manures, for the prices of the three constituents approximately fall or rise in direct proportion to the number of lbs. of each manure constituent in a ton of the food used.

I propose to borrow the idea of taking the price of the three principal cereals from the Tithe Commutation Act. Some one will say "why not take the price of milk, butter, eggs, beef, mutton, hay, beans, etc."?—But this would be much too cumbersome and, indeed, unworkable,

because they are not considered in the Tithe Act of 1836.

The weak point of the tables is undoubtedly the difficulty of assimilating the manure values with corn values; but, if Sir J. B. Lawes writes his new table in December, 1897, it cannot be far wrong to take the average price of corn for the quarter ending December, 1897—This, according to the imperial averages was for

Wheat	. .	33s. 3d. per quarter.
Barley	. .	27s. 0d. „ „
Oats	. . .	16s. 5d. „ „
		76s. 8d.

It will be noticed, in the following Tables A to H, that under the column of 75s. the same manure values are inserted as appear in Lawes' Tables, and the other columns allow for a rise and fall of 20s. with a stop at each 5s.

It is useful to carry some way of remembering a table, and it will be noticed in Table A that when one quarter each of wheat, barley, and oats comes to 75s the compensation value of a ton of linseed cake is worth the same amount, namely £3 15s. 0d., and for every rise or fall of 1s. in the price of corn, the manure value follows in the same proportion.

TABLE A.—8 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 8 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth.										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.	
		65s.		70s.		75s.		80s.		85s.			
	£ s. d.	£ s. d.		£ s. d.		£ s. d.		£ s. d.		£ s. d.		s.	d.
Linseed Cake ...	3 15 0	3 5 0		3 10 0		3 15 0		4 0 0		4 5 0		5	0
Decorticated Cotton Cake...	5 7 8	4 13 4		5 0 6		5 7 8		5 14 10		6 2 0		7	2
Undecorticated Cotton Cake...	3 5 4	2 16 8		3 1 0		3 5 4		3 9 8		3 14 0		4	4
Rape Cake ...	4 1 7	3 10 9		3 16 2		4 1 7		4 7 0		4 12 5		5	5
Peas	2 12 7	2 5 7		2 9 1		2 12 7		2 16 1		2 19 7		3	6
Beans	3 0 2	2 12 2		2 16 2		3 0 2		3 4 2		3 8 2		4	0
Maize	1 4 2	1 1 0		1 2 7		1 4 2		1 5 9		1 7 4		1	7
Wheat	1 7 6	1 3 10		1 5 8		1 7 6		1 9 4		1 11 2		1	10
Barley	1 4 11	1 1 7		1 3 3		1 4 11		1 6 7		1 8 3		1	8
Oats	1 8 5	1 4 7		1 6 6		1 8 5		1 10 4		1 12 3		1	11
Malt Coombs ...	3 7 2	2 18 2		3 2 8		3 7 2		3 11 8		3 16 2		4	6
Fine Pollard ...	2 10 11	2 4 1		2 7 6		2 10 11		2 14 4		2 17 9		3	5
Coarse Pollard...	2 15 0	2 7 8		2 11 4		2 15 0		2 18 8		3 2 4		3	8
Bran	2 15 9	2 8 3		2 12 0		2 15 9		2 19 6		3 3 3		3	9

TABLE B.—7 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 7 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.
		65s.		70s.		75s.		80s.		85s.		
	£ s. d.	£ s. d.		£ s. d.		£ s. d.		£ s. d.		£ s. d.		s. d
Linseed Cake ...	3 13 6	3 3 8		3 8 7		3 13 6		3 18 5		4 3 4		4 11
Decorticated Cotton Cake...	5 5 6	4 11 6		4 18 6		5 5 6		5 12 6		5 19 6		7 0
Undecorticated Cotton Cake...	3 4 0	2 15 6		2 19 9		3 4 0		3 8 3		3 12 6		4 3
Rape cake ...	3 19 11	3 9 2		3 14 7		3 19 11		4 5 3		4 10 7		5 4
Peas	2 11 6	2 4 8		2 8 1		2 11 6		2 14 11		2 18 4		3 5
Beans	2 18 11	2 11 1		2 15 0		2 18 11		3 2 10		3 6 9		3 11
Maize	1 3 8	1 0 6		1 2 1		1 3 8		1 5 3		1 6 10		1 7
Wheat	1 6 11	1 3 3		1 5 1		1 6 11		1 8 9		1 10 7		1 10
Barley	1 4 5	1 1 1		1 2 9		1 4 5		1 6 1		1 7 9		1 8
Oats	1 7 10	1 4 2		1 6 0		1 7 10		1 9 8		1 11 6		1 10
Malt Coombs ...	3 5 9	2 16 11		3 1 4		3 5 9		3 10 2		3 14 7		4 5
Fine Pollard ...	2 9 10	2 3 2		2 6 6		2 9 10		2 13 2		2 16 6		3 4
Coarse Pollard...	2 13 11	2 6 9		2 10 4		2 13 11		2 17 6		3 1 1		3 7
Bran	2 14 7	2 7 3		2 10 11		2 14 7		2 18 3		3 1 11		3 8

TABLE C.—6 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 6 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for 5s. rise or fall of 3 cereals.
		65s.		70s.		75s.		80s.		85s.		
	£ s. d.	£ s. d.		£ s. d.		£ s. d.		£ s. d.		£ s. d.		s. d.
Linseed Cake ...	3 11 3	3 1 9		3 6 6		3 11 3		3 16 0		4 0 9		4 9
Decorticated Cotton Cake...	5 2 3	4 8 7		4 15 5		5 2 3		5 9 1		5 15 11		6 10
Undecorticated Cotton Cake...	3 2 0	2 13 8		2 17 10		3 2 0		3 6 2		3 10 4		4 2
Rape Cake ...	3 17 5	3 7 1		3 12 3		3 17 5		4 2 7		4 7 9		5 2
Peas	2 9 11	2 3 3		2 6 7		2 9 11		2 13 3		2 16 7		3 4
Beans	2 17 1	2 9 5		2 13 3		2 17 1		3 0 11		3 4 9		3 10
Maize	1 2 11	19 11		1 1 5		1 2 11		1 4 5		1 5 11		1 6
Wheat	1 6 1	1 2 7		1 4 4		1 6 1		1 7 10		1 9 7		1 9
Barley	1 3 8	1 0 6		1 2 1		1 3 8		1 5 3		1 6 10		1 7
Oates	1 7 0	1 3 4		1 5 2		1 7 0		1 8 10		1 10 8		1 10
Malt Coombs ...	3 3 8	2 15 2		2 19 5		3 3 8		3 7 11		3 12 2		4 3
Fine Pollard ...	2 8 3	2 1 9		2 5 0		2 8 3		2 11 6		2 14 9		3 3
Coarse Pollard...	2 12 3	2 5 3		2 8 9		2 12 3		2 15 9		2 19 3		3 6
Bran	2 12 10	2 5 10		2 9 4		2 12 10		2 16 4		2 19 10		3 6

TABLE D.—5 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 5 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.
		65s.			70s.			75s.			80s.			85s.				
	£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	s.	d.
Linseed Cake ...	3 7 10	2	18	10	3	3	4	3	7	10	3	12	4	3	16	10	4	6
Decorticated Cotton Cake...	4 17 4	4	4	4	4	10	10	4	17	4	5	3	10	5	10	4	6	6
Undecorticated Cotton Cake...	2 19 0	2	11	2	2	15	1	2	19	0	3	2	11	3	6	10	3	11
Rape Cake ...	3 13 8	3	3	10	3	8	9	3	13	8	3	18	7	4	3	6	4	11
Peas	2 7 6	2	1	2	2	4	4	2	7	6	2	10	8	2	13	10	3	2
Beans ...	2 14 4	2	7	0	2	10	8	2	14	4	2	18	0	3	1	8	3	8
Maize	1 1 10	0	19	0	1	0	5	1	1	10	1	3	3	1	4	8	1	5
Wheat	1 4 10	1	1	6	1	3	2	1	4	10	1	6	6	1	8	2	1	8
Barley	1 2 6	0	19	6	1	1	0	1	2	6	1	4	0	1	5	6	1	6
Oats	1 5 9	1	2	3	1	4	0	1	5	9	1	7	6	1	9	3	1	9
Malt Coombs ...	3 0 7	2	12	7	2	16	7	3	0	7	3	4	7	3	8	7	4	0
Fine Pollard ...	2 5 11	1	19	9	2	2	10	2	5	11	2	9	0	2	12	1	3	1
Coarse Pollard...	2 9 9	2	3	1	2	6	5	2	9	9	2	13	1	2	16	5	3	4
Bran	2 10 3	2	3	7	2	6	11	2	10	3	2	13	7	2	16	11	3	4

TABLE E.—4 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 4 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.	
		65s.			70s.			75s.			80s.			85s.				
	£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	s.	d.
Linseed Cake ...	3 2 8	2	14	4	2	18	6	3	2	8	3	6	10	3	11	0	4	2
Decorticated Cotton Cake...	4 9 11	3	17	11	4	3	11	4	9	11	4	15	11	5	1	11	6	0
Undecorticated Cotton Cake...	2 14 6	2	7	2	2	10	10	2	14	6	2	18	2	3	1	10	3	8
Rape Cake ...	3 8 1	2	19	1	3	3	7	3	8	1	3	12	7	3	17	1	4	6
Peas	2 3 11	1	18	1	2	1	0	2	3	11	2	6	10	2	9	9	2	11
Beans	2 10 3	2	3	7	2	6	11	2	10	3	2	13	7	2	16	11	3	4
Maize	1 0 2	0	17	6	0	18	10	1	0	2	1	1	6	1	2	10	1	4
Wheat	1 2 11	0	19	11	1	1	5	1	2	11	1	4	5	1	5	11	1	6
Barley	1 0 9	0	17	11	0	19	4	1	0	9	1	1	2	1	2	7	1	5
Oats	1 3 10	1	0	8	1	2	3	1	3	10	1	5	5	1	7	0	1	7
Malt Coombs ...	2 16 0	2	8	6	2	12	3	2	16	0	2	19	9	3	3	6	3	9
Fire Pollard ...	2 2 5	1	17	9	2	0	7	2	2	5	2	5	3	2	8	1	2	10
Coarse Pollard...	2 6 0	1	19	10	2	2	11	2	6	0	2	9	1	2	12	2	3	1
Bran	2 6 5	2	0	1	2	3	3	2	6	5	2	9	7	2	12	11	3	2

TABLE F.—3 YEARS' TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 3 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.
		65s.			70s.			75s.			80s.			85s.			
	£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	s. d.
Linseed Cake ...	2 14 11	2	7	7	2	11	3	2	14	11	2	18	7	3	2	3	3 8
Decorticated Cotton Cake...	3 18 10	3	8	4	3	13	7	3	18	10	4	4	1	4	9	4	5 3
Undecorticated Cotton Cake...	2 7 9	2	1	5	2	4	7	2	7	9	2	10	11	2	14	1	3 2
Rape Cake ...	2 19 8	2	11	8	2	15	8	2	19	8	3	3	8	3	7	8	4 0
Peas	1 18 6	1	13	4	1	15	11	1	18	6	2	1	1	2	3	8	2 7
Beans	2 4 1	1	18	3	2	1	2	2	4	1	2	7	0	2	9	11	2 11
Maize	17 8		15	4		16	6		17	8		18	10	1	0	0	1 2
Wheat	1 0 1		17	5		18	9	1	0	1	1	1	5	1	2	9	1 4
Barley	18 2		15	8		16	11		18	2		19	5	1	0	8	1 3
Oats	1 0 11		18	1		19	6	1	0	11	1	2	4	1	3	9	1 5
Malt Coombs ...	2 9 1	2	2	7	2	5	10	2	9	1	2	12	4	2	15	7	3 3
Fine Pollard ...	1 17 2	1	12	2	1	14	8	1	17	2	1	19	8	2	2	2	2 6
Coarse Pollard...	2 0 4	1	15	0	1	17	8	2	0	4	2	3	0	2	5	8	2 8
Bran	2 0 8	1	15	2	1	17	11	2	0	8	2	3	5	2	6	2	2 9

TABLE G.—2 YEARS' TABLE,

Compensation Value Table assuming 1 ton of Food has been consumed annually during last 2 years.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth										*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.
		65s.			70s.			75s.			80s.			85s.			
	£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	s. d.
Linseed Cake ...	2 3 4	1	17	6	2	0	5	2	3	4	2	6	3	2	9	2	2 11
Decorticated Cotton Cake...	3 2 3	2	13	11	2	18	1	3	2	3	3	6	5	3	10	7	4 2
Undecorticated Cotton Cake...	1 17 8	1	12	8	1	15	2	1	17	8	2	0	2	2	2	8	2 6
Rape Cake ...	2 7 1	2	0	9	2	3	11	2	7	1	2	10	3	2	13	5	3 2
Peas	1 10 5	1	6	5	1	8	5	1	10	5	1	12	5	1	14	5	2 0
Beans	1 14 10	1	10	2	1	12	6	1	14	10	1	17	2	1	19	6	2 4
Maize	13 11		12	1		13	0		13	11		14	10		15	9	11
Wheat	15 10		13	8		14	9		15	10		16	11		18	0	1 1
Barley	14 4		12	4		13	4		14	4		15	4		16	4	1 0
Oats	16 6		14	4		15	5		16	6		17	7		18	8	1 1
Malt Coombs ...	1 18 9	1	13	7	1	16	2	1	18	9	2	1	4	2	3	11	2 7
Fine Pollard ...	1 9 4	1	5	4	1	7	4	1	9	4	1	11	4	1	13	4	2 0
Coarse Pollard...	1 11 10	1	7	8	1	9	9	1	11	10	1	13	11	1	16	0	2 1
Bran	1 12 1	1	7	9	1	9	11	1	12	1	1	14	3	1	16	5	2 2

TABLE H.—1 YEAR'S TABLE.

Compensation Value Table assuming 1 ton of Food has been consumed in last year.

Food.	Lawes' Compensation Value.	Assuming 1 quarter of Wheat, Barley, Oats to be worth												*Note.*—Difference per ton for every 5s. rise or fall of 3 cereals.	
		65s.			70s.			75s.			80s.			85s.				
	£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	s.	d.
Linseed Cake ...	1 6 0	1	2	6	1	4	3	1	6	0	1	7	9	1	9	6	1	9
Decorticated Cotton Cake...	1 17 4	1	12	4	1	14	10	1	17	4	1	19	10	2	2	4	2	6
Undecorticated Cotton Cake...	1 2 7		19	7	1	1	1	1	2	7	1	4	1	1	5	7	1	6
Rape Cake ...	1 8 3	1	5	5	1	7	4	1	8	3	1	10	2	1	12	1	1	11
Peas	18 3		15	9		17	0		18	3		19	6	1	0	9	1	3
Beans	1 0 11		18	1		19	6	1	0	11	1	2	4	1	3	9	1	5
Maize	8 4		7	2		7	9		8	4		8	11		9	6		7
Wheat	9 6		8	2		8	10		9	6		10	2		10	10		8
Barley	8 7		7	5		8	0		8	7		9	2		9	9		7
Oats	9 11		8	7		9	3		9	11		10	7		11	3		8
Malt Coombs ...	1 3 3	1	0	1	1	1	8	1	3	3	1	4	10	1	6	5	1	7
Fine Pollard ...	17 7		15	3		16	5		17	7		18	9		19	11	1	2
Coarse Pollard...	19 1		16	7		17	10		19	1	1	0	4	1	1	7	1	3
Bran	19 3		16	9		18	0		19	3	1	0	6	1	1	9	1	3

It will be seen from Table H how small a sum of money the compensation amounts to if one ton of food has been used during the last year only; but the Lincolnshire custom provided that the last year's consumption should not exceed the previous average. The Act of 1875 provided much the same, and it was not until 1883 that the restriction was removed; but under these tables (which of course are merely a process of arithmetic based on those of Sir J. B. Lawes), the Act of 1883 would operate in this respect in the same manner as the Act of 1875 or the Lincolnshire custom, and rightly so.

Has it not often been said with regard to making a large cake bill in the last year, "The landlord (or the unfortunate incoming tenant) must pay me whether he "likes it or not, even if I use one hundred tons of cake, "and get my neighbours' stock also to consume some. "There is no restriction in this Act, as there was in "the old one of 1875." But why is this possible, or apparently so? Is it not owing to the custom of allowing one-third of the last year's Cake Bill?

The 1883 Act does not use the word "allow," nor does it specify any proportion whatever. It simply says "the value to an incoming tenant."

Why therefore should an outgoing tenant, who has only consumed cake during the last year, receive from the valuer in the case of linseed cake one-third of £7 10*s*., or £2 10*s*., when Lawes' says he should only receive £1 6*s*.?

In the case of Table A, there would be difficulty in ascertaining whether an equal amount of foods have been consumed during eight years; but it is only necessary to confine one's attention roughly to the last four years, as the previous four years only form

about one-sixth of the manure value of the whole eight years.

It is not very difficult, as a rule, to ascertain approximately, the amount of stock which has been upon a farm during the last four years, or at any rate to discover if there has been any or none.

It must be remembered that all the tables used refer to foods consumed by fatting animals only.

Shortly, the variations would be as follows;—

In Augmentation thereof.

(1.) Fed in covered yards or sheds, or dung properly protected

(2.) If any of the foods have been fed by sheep direct to the land.

In Reduction thereof.

(1.) Consumed by milking cows;

(2.) Consumed by young store stock;

(3.) Wholly consumed in open yards and not in any way protected;

(4.) Fed in boxes or covered yards, and dung allowed to white mould;

(5.) Unnecessary lapse of time and exposure between use of foods and application of dung;

(6.) Foul state of the farm.

Chemists would add a seventh cause for reduction, and allow less where foods have been consumed on light lands than on heavy. They say the benefit is more quickly obtainable, and consequently does not last so many years, but I cannot anywhere find that they say

there is more waste in the case of the light land. If there is, of course a less sum should be allowed for compensation, but if not I cannot see that it affects the question. If a boy has eight shillings to spend, it is immaterial whether it is all gone in eight days or four. Presumably he will get value for his money, but if he lose two shillings in the road, he is naturally not in so good a position.

One of my objects is to show that we are paying too much for cake and corn claims, and it will be noticed, while there may be said to be only two cases in which the tables should be added to, there are six or seven where a percentage should be deducted.

The two more serious ones of these latter are (2) foods consumed by milking cows, and (3) store stock.*

Large claims under the Act of 1883 are generally referred to an umpire, and I submit that some such tables as these would be useful to him, after hearing evidence as to the sort of stock which consumed the foods forming the subject-matter of the claim with which he has to deal.

In conclusion I may say that, as my hearers will have noticed, I have unfortunately no knowledge of agricultural chemistry; but that does not prevent me from

* Sir J. B. Lawes and Sir Henry Gilbert have written a most interesting article (*R.A.S.E. Journal*, March, 1898) on "The Valuation "of the Manures obtained by the Consumption of Foods for the Pro- "duction of Milk." From a careful study of this it will be seen that no *fixed* proportion can be used as a deduction from the scale used for fatting animals.

Thus (assuming a daily removal of 10 quarts of milk per head) :—

In the case of	Linseed	deduct	24·5	per cent
„ „	Linseed Cake	„	15·5	„
„ „	Decorticated Cotton Cake	„	10·0	„
„ „	Beans	„	16·5	„
„ „	Oats		33·0	

having a desire to ask, at any rate, the younger men of the profession who have time to give attention to this subject, whether they are right in continuing a haphazard system of payment of claims on cost, when so much evidence is against it, emanating from the leading agricultural chemists of the day.

The SECRETARY then read a communication from Professor Warington, who had seen an advance proof of the Paper, but was not able to be present at the meeting. It was as follows :—

"Mr. Eve begins his Paper by saying that the manure value of cattle foods is an item in a valuation which cannot be viewed, measured, or weighed; and that the valuer must in this case rely more or less on chemical theory in making his valuation. It is quite true that the valuation of the manure from foods has hitherto been largely based on theoretical considerations, but this has been merely owing to the absence of well-ascertained facts. If farmers could give accurate information as to the results which they obtain from manures, a valuer would have little difficulty in making his award. If the valuation in question is to be placed on a satisfactory basis we must have special investigations carried out in different parts of the country, in which the manure obtained from known quantities of food shall be employed in the manner usual in that district, and a careful record kept of the results obtained.

"In a lecture to the Newcastle Farmers' Club, in February of this year, I attempted to bring together a number of ascertained facts as to the effect actually produced by the residues of a previous manuring. This collection of facts has met with a very cold reception

from the agricultural press; but however unpopular facts may be, to these we must ultimately come. At the present time all the estimates employed for the purposes of valuation should be regarded as *provisional only*, and every effort should be made to stimulate the local authorities who conduct agricultural experiments to take up this very important question, and to elucidate it by accurate field experiments made with manure of known history.

"We cannot take even a cursory glance at the facts already ascertained without seeing that it must be quite fallacious either to adopt one set of money values in all cases, or to assume that the effect of the manure will in every instance continue for the same number of years.

"The effect of cake as a manure depends on the use made of it. It may be used directly as a manure; it may be fed to sheep on turnips or to bullocks on pasture; or it may become a constituent of farmyard manure, which itself goes through a variety of vicissitudes before it is applied to the land. The value of the cake as a manure for crops is quite different under these varying circumstances. Finally, the Woburn experiments have taught us that the addition of cake to the diet of fattening oxen may fail entirely to increase the value of the manure, if that manure is applied to land which is already in a very fertile condition. Under the circumstances just enumerated, the value of cake as a manure for crops varies from nothing up to a figure considerably exceeding that given in Lawes and Gilbert's table.

"The length of time during which the effect of cake manure will be perceived does not apparently extend beyond one or two subsequent crops when cake is fed with turnips in a four-course rotation. On the other

hand, the effects of heavy dressings of farmyard manure may be perceived for a considerable number of years. The permanency of the effect of farmyard manure is determined far more by its quantity than by its quality. An organic residue remains a long time in the soil when it is larger than the soil can speedily destroy by oxidation.

"At the present time, in the absence of adequate experimental evidence to inform the local valuer as to the actual return in crops to be expected from residues of manure in ordinary farm practice, the market value of the manure forms the only available basis of negotiation between the outgoing and incoming tenant. The outgoing tenant is selling manure which has been more or less already applied to the land; the incoming tenant is buying manure, and the market prices of manure at the time of the bargain must form the basis of their agreement. If the incoming tenant could buy his manure on analysis the transaction would be much improved; but at present he, or the valuer acting between the parties, has to assume that the manure has contained the constituents shown in Lawes and Gilbert's table. The objection of Mr. Eve that the market price of manures is liable to variation, is in part well founded, but this difficulty would be to a great extent remedied if some public body, as the Board of Agriculture, The Surveyors' Institution, or the Royal Agricultural Society, would publish an annual edition of Lawes and Gilbert's table, with the prices corrected to date.

"The price obtained for the farmers' crops has, without doubt, a natural influence on the market prices of manures, and so far as this is the case the money value of the crops produced has a legitimate influence on the valuation of the manure. To give the market price of

corn a greater share in determining the value of unexhausted manure seems unreasonable. The object of the valuation is the compensation of the outgoing tenant; but Mr. Eve will not allow the price he gave for the cake to influence the value of the cake manure; why then should the price which the incoming tenant will get for his crops be taken into account? There is no reason at all why the price of corn at the time of the publication of Lawes and Gilbert's table should be taken as a price which agrees with their manure value. They did not take the price of corn into account in their calculations, and it was purely by chance that the average value of wheat, barley, and oats was 75*s.* per three quarters at the time they went to press. Mr. Eve also gives us no reason why the value of linseed cake manure should rise by 1*s.* per ton of cake for every rise of 1*s.* per three quarters in the price of corn; the rise and fall in the value of the cake is apparently fixed by Mr. Eve in a purely arbitrary manner.

"Compensation for unexhausted manures, which shall be fair both to the outgoing and incoming tenant, is a problem full of difficulty, and, like other problems occurring in nature, the difficulties increase as our knowledge of the subject grows. It is a mistake to think that nature is simple; the actions around us are all highly complicated.

"In weighing the opinions uttered upon this question we must bear in mind that the farmer will always seek for the highest scale of compensation: he does so under the belief that the payment of this compensation can always be made to fall on the landlord. Any statements or arguments leading to a reduction of the present rates of compensation are thus extremely unpopular."

Mr. F. J. Smith (Fellow) said he wished to propose a very hearty vote of thanks to Mr. Eve for his useful and admirable Paper, which he was quite sure would prove valuable to surveyors generally and to country members especially.

The question of compensation value of cake and manure had been before country surveyors for many years, and he thought the opinion was becoming general that they had for a long time been paying at very excessive rates, as was, he thought, shown by a careful study of Sir J. B. Lawes' and Sir J. H. Gilbert's tables.

In a Paper read earlier in the session, Mr. Punchard referred to continuous good farming and accumulative fertility, and stated (*Transactions* vol. xxx., p. 73) that the Commissioners desired that in amending the Agricultural Holdings Act it should be made clear that power was given to Referees to award compensation for "long-continued use of manures."

In the present Paper Mr. Eve stated that surveyors had never collected any information with regard to the various scales adopted, but that the Central Chamber of Agriculture appointed a committee in the year 1884, one year previous to the publication of Lawes' and Gilbert's tables in 1885. Therefore, he (Mr. Smith) thought the Central Chamber of Agriculture must have taken their basis of compensation from Lawes' and Gilbert's table of 1875.

In that year (1875) the price of the three principal manurial commodities, such as ammonia, phosphoric acid and potash, was quoted at 8*d.* per pound for ammonia, which in 1885 fell to 6*d.*, and later to 4*d.*, per pound, and those prices had been the basis upon which Lawes and Gilbert had compiled their tables. The Central

Chamber of Agriculture, in 1884, laid it down that the valuer should allow one-half of the last year's consumption of cake, or one-third of the last, and one-sixth of the previous year's, which amounted to the same thing; and this, it would be noticed, happened to coincide with the *total* compensation value suggested by Lawes and Gilbert. The total compensation value, for instance, was given at £3 15*s*., after eight years' consumption of one ton of cake each year, and the compensation value for one year was put at £1 6*s*.

Taking Mr. Eve's Table II., showing Sir J. B. Lawes' method of arriving at compensation value, and assuming that one ton of food had been used during each of the last eight years, at the end of the eighth year the total value was given as £3 15*s*., but he would point out that the last year was £1 6*s*. only by Sir J. B. Lawes' method. Now, although Sir J. B. Lawes and Sir H. Gilbert's tables were most valuable in themselves, they were based on the continuous application, or, rather, feeding of this ton of cake for eight years. He did not think many farmers would continue to feed their cake at the rate stated, and, again, no account was taken of the possible contingency of farmers using nitrate of soda, sulphate of ammonia, or other exhausting manure; but where (as the recent Royal Commission on Agriculture suggested) account was to be taken of the long-continued use of manure, in the case of the consumption of cake, surveyors had, as a matter of fact, been taking and giving all that Sir J. B. Lawes had advocated on eight years' continuous feeding of the cake itself.

Mr. Eve's Table IV., showing the comparative difference between valuers and chemists, furnished, he thought, a most conclusive proof (if proof were needed) that a great deal too much was generally given.

With regard to the suggested basis on the various prices of the principal cereals, he did not think that Mr. Eve quite took into account the fact that these prices, as given in the corn averages, were inflated prices simply due to sale and resale.

No account was taken of tail or inferior corn, or corn damaged by rain or from any other cause, such as the farmer consumed. The average price of the market was taken without considering the farmer's consumption of tail or damaged corn, or any foreign corn such as would be consumed on the farm. He submitted that there was a great difference in the consumption of foreign-grown and home-grown barley. From practice he knew well which he should prefer to feed.

Then again there was no guarantee whatever as to any chemical analysis of the wheat, barley, and oats, while any one purchasing cake could demand a chemical analysis of it; and he ventured to think that the most accurate way was to base valuations and awards on the chemical analyses as given in Lawes and Gilbert's tables. He would like Mr. Eve to be good enough to say what relation there could possibly be between cake and corn in that direction. He had not had time to go very carefully into the subject, but he was sure that every member present would agree with him that they should heartily thank Mr. Eve for his extremely valuable Paper, which had come at a time when he must confess that many surveyors were only just beginning to realise that they were giving too much, and were anxious that the subject should be thoroughly discussed.

Mr. G. D. E. Wigley (Fellow), in seconding the vote of thanks, said he must, like the last speaker, confess

that he had not been able to afford sufficient time to thoroughly digest this interesting Paper, which dealt with a subject which bristled with difficulties and with which valuers had to grapple in settling questions between incoming and outgoing tenants.

He had not at present grasped the whole matter, and therefore would be inclined to suggest that it would be better to adjourn the discussion of the Paper to a future day, when many of the members would be able to approach it better prepared.

He might, however, for the moment cite a very simple and yet convincing case, and assume that if, owing to the present war, cake should rise to £12 a ton, a valuer, in paying an outgoing tenant on the last year's consumption at the rate of one-third, would give him £4. If, on the other hand, cake were £6 a ton, which it had been, perhaps within the last three or four years, he only got £2. So it would be seen that by taking the price as the basis, the outgoing tenant in this case got exactly double what he would get if cake were very much lower under different circumstances.

It seemed to him that, with regard to the basis of value, it would be possible to fix it at say seven years' average of the market price of the chemical ingredients in the feeding stuffs consumed. He was afraid that the the price of wheat, barley, and oats, as regulating the price of the feeding stuffs consumed, was unreliable, and would never form a satisfactory basis for valuations.

He thought that a careful perusal of the article by Sir J. B. Lawes, in the December number of the *Journal of the Royal Agricultural Society*, to which Mr. Eve had drawn attention, would help much in the adequate discussion of the Paper at some future meeting.

Mr. E. A. Rawlence (Fellow) said he agreed that it was very necessary that some time should be given to the consideration of a Paper which opened up such important questions as those involved in Mr. Eve's treatment of the subject.

With regard to the eight years' average, he, as a land agent, would much rather pay a tenant for eight consecutive years' good farming than for a claim "made up" on the last two years. But taking eight years together, it was difficult to get a reliable record of what had been done on a farm for so long a period. This was, he thought, one of the objections to the eight years' scale. Every one agreed that the present rough-and-ready way in which tenant right was assessed needed some alteration. Claims were often "made up" in the last year or two, and the outgoing tenant of course made his claim against the landlord, but the incoming tenant must be considered as well as the outgoer.

At the same time he would be the last to suggest that the outgoing tenant should not have the utmost consideration which could in fairness be extended to him. When one considered the heavy reductions of rent necessary of late years, consequent on the neglected condition in which much of the land had been given up, and the amount of capital which must necessarily be sunk to get it back into paying condition, he was sure he was right in saying that it would be a foolish policy for any landowner to stint the payment of fair compensation to an outgoing tenant, and he thought that land agents would be very short-sighted if they advocated anything but generosity in this respect.

But at the same time it was desirable to determine some definite basis on which manurial value should be calculated. As he had said, Mr. Eve's tables certainly

suggested a basis, but he should hesitate (until he had very carefully thought the matter over) to accept them or to advise their acceptance.

Many things occurred to him which were not taken into account by a valuer in allowing a rough one-third or one-half for cake, as was now done.

One must in fairness to both sides consider the way in which it was fed and the way in which the manure was kept. Quite recently, as he was going over a farm, the tenant pointed out what he thought a most valuable heap of manure in a certain field, which he had been mixing for three or four years. It needed little acquaintance with the subject to know that all the essential qualities must have been lost long ago, but the farmer thought that it was the very best thing he could put out on the land.

Yet that would probably be allowed for just as if the manure had been taken from the cowsheds and carted straight on to the land.

He knew of one estate in Somerset where an exceptionally practical farmer had, by experiment, shown the great difference made to grass land by placing perfectly fresh manure on the field at once, instead of mixing it and piling it up for a long time to be washed out by the wet. This he had proved practically. He had dressed a field, where his neighbours could see it, partly with manure taken from the cows and thrown at once on the land and then spread, and partly with manure from a heap of twelve months' standing, and his neighbours were bound to admit the remarkable difference between the two halves of the field he had thus dressed.

That was a practical matter which must be taken into consideration in assessing tenant right.

With regard to the suggested variation of the scale

of compensation in accordance with the three cereals, the probability was that the price of cake and other feeding stuffs would rise in about the same ratio as the price of corn. As corn went up so necessarily would the price of feeding stuffs, which were to a certain extent substitutes for corn.

Mr. F. J. Brown (Fellow) said the thanks of the members were certainly due to Mr. Eve for the time and labour which he must have expended on the compiling of his elaborate tables and in preparing his excellent Paper, but he was not sure that the sub-title "Chemist *v.* Valuer" should not have been changed to "Chemist *and* Valuer," as the two ought to work together.

The discussion, it seemed to him, turned mainly on the value of the conclusions at which Sir J. B. Lawes and Sir H. Gilbert had arrived. There was no doubt a great difference of opinion among valuers as to whether Lawes and Gilbert's tables should be adopted or neglected, but valuers were not, as agricultural chemists were, qualified to judge of their accuracy, and he thought they must therefore accept these tables, coming from such high authorities, as a sound basis on which to work.

It was, of course, a question whether they would or could apply them to valuations in their present form, or whether they would adapt them to their system of valuing by combining their principle with that based on the price of corn as suggested by Mr. Eve. This, he thought, was a very good idea, for it appeared to him that when the price of corn rose the value of the effects of the manure would be greater to the incoming tenant. As the price of corn fell, he would naturally, and indeed reasonably, not have to pay so much, as his share of the profit from the manuring would be smaller. Therefore,

it was reasonable that a system of valuation based on the two considerations might be built up, and thus equal justice might be dealt to both parties.

The paper and tables of Sir J. B. Lawes really pointed to the fact that it was "the continuous good "farming" which enriched the land, and, *vice versa*, that the real impoverishment of land arose from its not being continuously kept in a state of fertility.

Experiments had shown that it was always easy to enrich the land, but that it was not quite so easy to take everything out of it. Throughout all the series of experiments carried on at Rothamsted it was found equally difficult under all conditions to extract everything from the soil by natural cropping, and it was only by the addition of nitrate of soda or some such stimulant, which would exhaust everything in time, that the goodness of the land could be actually taken out. He thought the method adopted by Sir J. B. Lawes of valuing those three constituents, nitrogen or ammonia, phosphoric acid, and potash, was founded on a right basis. Those were really the three valuable factors in all manures. Of course this value would always be fluctuating. It would be, as had been pointed out, high at one time and low at another, and this fact showed the reasonableness of Mr. Eve's suggestions. It seemed to him a simple operation for valuers to agree from time to time to the approximate prices of those commodities in a certain district, and to base their valuations on them.

As Mr. Eve had said, the variations of the stock which consumed the different foods must be taken into consideration by practical valuers. It was not the value of the food itself, but how it was consumed, by what stock, and how the residue was treated.

Could anyone tell him why Sir J. B. Lawes reduced the chemical value at once 50 per cent? If the applications were made frequently and fresh there should not, he thought, be that loss, for if manure were taken out directly from the sheds and applied to the land the benefit went direct to the land. He therefore thought that under varying circumstances one must be careful in accepting that loss of 50 per cent. as a definite figure.

He could not understand why the tables started on so low a basis the first year. There must be prospective value in the last year's consumption of cake, and it should not be all retrospective; he meant that the last year's consumption of cake should be valued higher, for the tenant was going to get the benefit of it for two or three years, or up to the eight years mentioned, and therefore he could hardly agree with the principle of Sir J. B. Lawes' table on that point.

The whole Paper was extremely interesting, yet he was hardly prepared to accept it in its entirety; but he thought Mr. Eve had laid the foundation for a very good system of compensation founded on manure values coupled with the value of corn. If these proposals could be thoroughly worked out and a definite system arrived at, he was sure country valuers would be ever grateful to the author of the Paper for suggesting a working on which to found their valuations, and which would give them a basis for agreement.

Mr. T. A. Dickson (Fellow) said that while joining heartily in the vote of thanks to Mr. Eve for his most interesting and ingenious Paper, he was sorry that he could not quite agree with all the conclusions at which he arrived.

He fully concurred in the opinion that compensation for feeding stuffs ought to be based, not upon their cost, but upon the manurial constituents of which those feeding stuffs consisted. He felt that he was on safe ground in saying that all country land agents welcomed and tried to appreciate at their proper value the efforts of Sir J. B. Lawes and Sir H. Gilbert at Rothamsted to solve this very knotty and difficult problem, and he took it that Mr. Eve agreed with him in such appreciation: but he was apparently of opinion that some country valuers were not quite able to understand those tables, and had therefore prepared the tables based partly on Lawes' conclusions and partly on the price of feeding stuffs.

It was on that preparation of tables, or rather on the necessity for the preparation of such tables, that he joined issue with Mr. Eve. What was the reason given? On page 480 of the Paper a valuer was quoted who fought against Lawes' Tables as being no good to him in his practice, for the reasons that he could not be expected to know the market changes in ammonia, &c., and did not even know where to look for them; and with that statement Mr. Eve agreed; but surely if the valuer undertook the important and very responsible duty of estimating the amount due to an incoming tenant for the consumption of certain feeding stuffs, it was not too much to ask him to follow the prices given every week in the agricultural papers of such manures as sulphate of ammonia, nitrate of soda, superphosphate, and kainit.

Possibly Mr. Eve would say that those prices would not help a valuer to arrive at the true manurial value of ammonia present in the nitrogenous manure or phosphoric acid or potash present in the superphosphate and kainit, but in half an hour at the very outside anyone

could learn a simple arithmetical calculation which would enable him very easily to arrive at the market prices of ammonia and phosphoric acid and potash from the prices of manures as quoted in the market.

Then Mr. Eve also used as a basis of his tables the fact that the prices of the constituent parts of food-stuffs varied. This was certainly the case. In 1875, ammonia was 8*d* a pound, and in 1897 Sir J. B. Lawes quoted it as being 4*d*. only. The price of phosphoric acid and potash varied very little, and they formed so small a proportion of the manurial value of the food that they really need not be taken into account. But he thought Mr. Eve had overlooked the fact that not only did these prices vary, but that the prices of cereals had also varied considerably. In 1875 wheat was 55*s*. 2*d*. a quarter, and it had been within the last two years as low as 22*s*. 10*d*. At present it stood much higher than the price which Mr. Eve took as a basis in making out his tables. Apart from the drawback of those fluctuations, why take cereals at all, and why not, as Mr. Eve said, take the price of eggs, milk, butter, and other produce? Mr. Eve's answer was that the system would be unworkable, and that such things were not included in the Tithe Act of 1886. But if the Tithe Act was to be taken as a basis for the preparation of tables, ought not one to go further than merely taking equally the three cereals mentioned in that Tithe Act? The basis on which the tithe was then calculated was, he thought, not a quarter each of wheat, barley, and oats, but, speaking roughly, one of wheat, and two of barley, and three of oats; so that if those cereals were to be taken as a basis, there seemed no reason why it should not be in the same proportion as in the Tithe Act. But since the Tithe Act was passed, in 1836, agricultural

circumstances had changed very considerably, and the proportion which wheat, barley, and oats bore to the whole agricultural interest was not nearly so great as it was at that time. The value of wheat in 1836 was, he thought, about £40,000,000, while the value of the wheat crop last year was something like £10,000,000 only.

That fact must be borne in mind. Not only had the value of the wheat crop changed, but the area devoted to the cultivation of wheat had also changed. At present there were about 32½ millions of acres of cultivated area in Great Britain, and of that quantity only 7 millions were devoted to the cultivation of corn crops, and of that 7 millions about 2 millions were devoted to the cultivation of wheat, while 16 million acres were devoted to grass, as meadow, hay, or pasture. Of course a large amount of cake was fed on that grass, and a grazier, or a valuer in estimating the compensation to be paid to a grazier, for feeding his cake, might well question whether the price of cereals had any relation to the grass land. As the cake had been fed on grass, none of the manure valuations arising from the consumption of that cake would have come in, and he thought the grazier would have just ground for complaint. But why adopt such prices at all? The incoming tenant was not buying grain but certain manures, and the outgoing tenant was selling these manures, and why base the value of the manures upon prices of cereals?

Supposing, for the sake of argument, that a grazier were to go to a cake merchant and ask him the price of different classes of cake, and on being told the prices he were to suggest buying his cake on a new system, based on the fact that he had a certain number of bullocks to feed and was going to give them each so many pounds of cake, and if the price of beef went up when he came

to sell them, then he would pay so much, but if the price of beef went down, then so much less.

He thought he would not buy much cake on those terms, and so he feared a similar weak point would be found in the basis suggested by Mr. Eve.

Although he differed from Mr. Eve in the conclusion to which he came, he none the less heartily thanked him for the labour which he had spent upon his Paper and tables, which at least indicated a direction in which it was possible to depart from the present lines of valuation and to found calculations on a better basis. If the consideration of the Paper resulted in the adoption of some system by which it could be assured that the incoming tenant paid what was right and the outgoing tenant received what was just, the time spent in the discussion would have been used wisely and well.

Professor E. KINCH (Associate) desired to add his tribute of thanks to the author of the Paper, and he did so especially as a chemist. The Paper proved most conclusively in most of the particulars given that the chemist's basis was a right one. The chemist's valuation had been taken as the primary basis of the author's suggestions, although it was modified by consideration of the price of corn.

With some of Mr. Eve's conclusions he could not quite agree. Referring to Table 3, in which the valuations given by chemists and valuers were compared, it would be seen that the principal instances in which the valuer gave a higher compensation than the chemist were in the case of wheat and barley. That he thought might be expected, for wheat was largely used as food by man, and barley was largely used in the production of one of the favourite drinks of man.

Therefore one would expect that those materials would bear a higher cost price than those used only for cattle. Similarly, linseed cake happened to come out the same both in the values of the valuer and chemist. That might be accounted for, perhaps, by the fact that the Lincolnshire custom on which the valuer's compensation was based was formed almost entirely on the consumption of linseed cake on the farm for a considerable number of years together. Mr. Eve, he thought, expressed a difficulty in finding the market price of phosphoric acid, ammonia, and potash, but he was certain he could soon find it from the market prices given in the agricultural papers. For example, it was well known that commercial nitrate of soda contained almost exactly the equivalent of 19 per cent. of ammonia, and sulphate of ammonia an equivalent of 25 per cent. of ammonia, and so on in other cases, and at present price of £9 10*s.* a ton for sulphate of ammonia, this was almost exactly 4*d.* a pound for ammonia. The price of phosphoric acid in superphosphate was about $1\frac{3}{4}d.$ a pound, and the price of potash in kainite was about 2*d.* He thought that calculation could be made easily, and that it should not form an obstacle to the calculation of the value of the unexhausted materials in manures.

From a purely commercial point of view, the substances which the incoming tenant was buying, such as phosphoric acid, nitrogen, and potash, which had been added by the foods consumed, should be paid for not on the price of the finished product, the corn, &c., but on the basis of their present market value. But if the price of corn was to be taken into consideration the relative amounts produced should also be taken into consideration. At the present time the relative product of wheat, barley, and oats in Great Britain was roughly

five of wheat to six of barley and ten of oats, and those ratios should be considered in compiling such tables as Mr. Eve's.

Towards the end of the Paper the author enumerated the circumstances which would augment the value of the residues and those which would reduce them. He stated that "the chemist would add a seventh cause for "reduction, and allow less where foods have been con- "sumed on light lands than on heavy. They say the "benefit is more quickly obtainable, and consequently "does not last so many years, but I cannot anywhere "find that they say there is more waste in the case of "the light land. If there is, of course a less sum "should be allowed for compensation," and the author proceeded to give illustration of his argument. But a chemist would hardly so argue. In fact Sir J. B. Lawes and Sir Henry Gilbert's Paper contained the words: "We consider that a distinction between "light and heavy soil must be clearly borne in mind, the "claim being much the greater and more easily estimated "in the case of lighter than heavier soils. In the one "case imported fertility is essential to profitable cultiva- "tion, and the unexhausted manures are more rapidly "available; whereas, in the other, tillage operations are "of the greater importance and imported fertility much "less, while the unexhausted residue of such fertility is "much more slowly available."

Of course this was assuming that there was no waste, and if there were no waste, clearly the value was the greater to the incoming tenant, for he obtained the nitrogen, phosphoric acid, and potash in a less space of time. A very interesting communication had been read from Professor Warington, in which a Paper read before the Newcastle Farmers' Club was referred to. That

Paper must, he thought, prove of very great interest and value to farmers. Professor Warington did not draw up any detailed scale of compensation such as had been done, as far as chemists could do it, by Lawes and Gilbert's tables, but pointed out clearly and carefully the various circumstances and conditions from which a valuer should arrive at a conclusion as to the amount to be paid by the incoming tenant for residues and improvements. A great many things had to be taken into consideration—the amount of litter used, the way in which the manure was made and preserved afterwards, the amount of exposure, and its management generally while making and keeping; but when all those matters were taken into consideration there were various others, such as the physical and chemical character of the soil to which the manure was applied, the kind of crop, and the suitability of the manure to the crop, and the time of year at which it was applied. Those and various facts must be considered by a valuer before he could fix a fair price. Above all, perhaps, a considerable amount of local knowledge was necessary before a proper figure for compensation could be arrived at.

Mr. J. Looker (Fellow) said there could not possibly be a doubt that Mr. Eve had earned the thanks of the members for the great time and trouble he had expended in the preparation of his Paper, which, at his age, showed a boldness which would stand him in good stead in the future pursuit of his profession. The Paper gave Sir J. B. Lawes and his co-adjutor Sir Henry Gilbert, due credit for their researches into agricultural chemistry. But putting the chemical question aside, it seemed to him, as one engaged in practical valuations, that the

principal question was whether the present system was fair as between outgoing and incoming tenants.

What was the present system and on what was it founded? A previous speaker had very rightly said that probably the Lincolnshire custom of half the value of cake for the last year was the basis of the system of compensation that at present existed by agreement, and in Lincolnshire by custom. The Act of 1875 did not absolutely say what amount of compensation should be given, but it stimulated valuers and agents to encourage high farming by giving *some* scale of compensation. He, with other valuers, had been called upon to value on certain estates and they had adopted more or less the Lincolnshire custom as their basis, viz., half cake for the last year. The Act of 1883 very wisely did not adopt any basis, but said that such improvement should be valued as really accrued to the incoming tenant. But, without the Act to guide them, valuers would wish, as between man and man, to value residues from cake and artificial manure at such a sum as the incoming tenant would get back when he realised his produce.

He was frequently, as all land agents were, in communication with tenants in the matter of valuation. Tenant-farmers were hard-headed people, It was no use talking about ingredients at 4*d.* per pound. They would want to know how they were going to get their money back again. If, on the one hand, the out-going tenant had consumed so much cake, the in-coming tenant, on the other, would grow so much more produce, but the question still remained, what would it be worth when he had grown it?

The in-coming tenant wanted to know how much he was going to get as a result of the manuring for which he must pay. The Paper went as far as possible. The

author adopted an average of the last three years, and he (Mr. Looker) was rather inclined to agree that this was a fair and reasonable basis—that not to-day's price, or yesterday's, or to-morrow's should be taken, but the three together, which would probably represent an average of what the incoming tenant might expect to derive from cake used by his predecessor.

In making these valuations he thought it was well to distinguish between, first, the stuff used or acts done by the outgoing tenant initially for his own benefit, such as the consumption of cake and the use of artificial manures, and secondly, all those acts which he did as agent for the incoming tenant. If he ploughed a fallow, he was entitled to be paid what it absolutely cost him. He did not ask for a profit, but he should be at no loss; and as agent for the incoming tenant, he was entitled to be paid 20*s.* in the £1, but with regard to acts like the consumption of cake or artificial manures, done for his own benefit, he should only ask what the incoming tenant could get back again, and as he got it back in the calculated increased value of cereal produce, at the rate (in the case of cake) of £1 6*s.* a ton, it was clearly not right to charge him £3 15*s.* for it.

There was, it appeared to him, some confusion in the tables with regard to the eight years' principle and the two years'. Table 4 compared the two years of the chemist with two years of the valuer. He thought valuers should fix their attention on that difference rather than on the difference between the eight years and two years, and should not mix them up. But the incoming tenant had been charged the residual value of eight years' manure on the two years' principle. It must stand to reason that if a man had used a ton of cake on one acre of land for two years in succession

there was less residual value than if he had used it for eight years in succession.

With regard to the haphazard way in which some valuations were made he felt guilty, as many other members of his profession must feel, of perhaps too blindly following precedents, but he hoped they were not so wedded to precedent and so fossilised as not to be thankful to Mr. Eve for calling attention to matters in which they might be wrong.

If valuers were proceeding on wrong lines he thought the most graceful act they could do would be to consider Mr. Eve's Paper and Tables on their merits at some future meeting, without prejudice, and, if they had to plead guilty, to say so, and at once commence to do what was right.

He foresaw a difficulty which would arise in the case of agreements falling due in current years, where the system of one-third and one-sixth or one-half was in vogue, for if the present system were proved to be wrong it was impossible to take away from a man what he had already secured to himself. But how would an incoming tenant be dealt with? It would suit very well to say, "We are going to give you 30*s.* for £1." There would be no demur on his part. But if, on the other hand, it was said, "We are going to charge you 30*s.* for £1," what would he say? How was that to be got over if the table were to be adopted? There must be a leakage or loss between the £3 15*s.* and the £1 6*s.* Who was to bear it? The unfortunate landlord? The outgoing tenant would certainly get what his agreement gave him either from the incoming tenant or the landlord.

There was one reason, and only one substantial reason, why the present system, if it were wrong, should be upheld, and that was to encourage the continuous

fertility of the soil, for it was admitted that, as one speaker had said, one would much rather pay on the eight years' compensation than the two years' compensation. But it was hard to pay on a basis of eight years' use of artificial food when the artificial food had only been used two years, and if Sir J. B. Lawes' table was right that was what was being done up to the present time.

There was one other subject which Mr. Eve incorporated in his Paper, and that was in regard to the value of hay. It might be asked on what basis was this valued. If on two-thirds of the market value, why so? He did it himself in some instances, though he protested against assuming that because hay was worth £6 a ton it must necessarily be worth £4 a ton to a farmer to give to cows, horses, and sheep. The Association of Valuers fixed this particular price at two-thirds, and not only that, but they fixed the maximum prices for the feeding value of hay, and the price of roots, and acts of cultivation and such things. But every case differed so much in its individual merits that he thought it impossible for any one, however skilled he might be, to tell exactly what should be the price of any particular article that came before him within a 50 miles radius, and with varying circumstances.

The vote of thanks having been put and carried unanimously, the discussion was, on the motion of Mr. W. B. Canning, adjourned to the next session.

THE ANNUAL GENERAL MEETING

Monday, June 6th, 1898.

CHRISTOPHER OAKLEY (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 2nd, 1898, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following had been elected a

COUNCIL FOR THE ENSUING YEAR.

President.

ROBERT VIGERS (*London*)

Vice-Presidents.

THOMAS MILLER RICKMAN (*London*)
ROBERT GEORGE CLUTTON (*London*)
JOHN SHAW (*Derby*)
SIR JOHN F. L. ROLLESTON (*Leicester*)

Members of Council.

ARTHUR VERNON (*High Wycombe*)
HENRY DREW (*Exeter*)
FRED. THOS. GALSWORTHY (*London*)
ALBERT BUCK (*Worcester*)
HERBERT THOMAS STEWARD (*London*)
CHARLES BIDWELL (*Ely*)
RICHARD HORSFALL (*Halifax*)
WILLIAM WRIGHT (*Wollaton, Notts*)
GEORGE LANGRIDGE (*Tunbridge Wells*)
JACOB WILSON FAIR (*Wigan*)
THOS. TAYLOR WAINWRIGHT (*Liverpool*)
HOWARD MARTIN (*London*)
JAMES STEWART KINCAID (*Dublin*)
ALEXANDER ROSE STENNING (*London*)
ALFRED SAVILL (*London*)
THE HON. EDWARD GERALD STRUTT (*Chelmsford*)

Professional Associates of Council.

EDWARD SMYTH (*London*)
JOSEPH HENRY SABIN (*London*)

Associates of Council.

SIR RICHARD EVERARD WEBSTER, G.C.M.G., Q.C., M.P.
SIR JOHN WOLFE BARRY, K.C.B.

The Report of the Council on the affairs of the Institution and the Statement of Receipts and Expenditure for the year 1897 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

It was Resolved—"That the thanks of the Institution be given to Messrs. H. C. Newmarch and C. P. Hall for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

It was Resolved—"That the thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

It was Resolved—"That the thanks of the Institution be given to Mr. John Wornham Penfold (the Honorary Secretary), to Mr. Julian C. Rogers (the Secretary), and the other officers of the Institution, for the able manner in which they have executed their several duties."

The President presented the following Prizes won by Candidates in the Preliminary and Professional Examinations, 1898:—

THE INSTITUTION PRIZE OF THE VALUE OF £15 15*s*.

to Donald Lloyd, placed first in the Students' Proficiency Examination, 1898.

THE SPECIAL PRIZE OF THE VALUE OF £10 10*s*.

to Richard George Gordon Reed, placed second in the Students' Proficiency Examination, 1898.

THE "CRAWTER" PRIZE OF THE VALUE OF £10

for the best work in the subject "Principles and Practice of Valuation" in the Fellowship Examination, 1898,

divided between CHARLES GERALD EVE and WILLIAM PEASE THEAKSTON, who were bracketed equal.

THE PENFOLD GOLD MEDAL

for the highest number of marks (over 75% of the maximum) in the Fellowship Examination, 1898,

to FREDERICK STUART ANGUS BANKS.

THE "DRIVER" PRIZE OF THE VALUE OF £15 15*s.*

for the highest number of marks in the Examination (1898) for Non-Student Candidates for the Class of Professional Associates, and

THE PENFOLD SILVER MEDAL

for the highest percentage of marks (over 75% of the respective maxima) in the Two Divisions of the Professional Associateship Examination, 1898,

to CHARLES JOHN HOWELL THOMAS.

THE "THOMAS SANDERS" PRIZE OF THE VALUE OF £2 2*s.*

for the highest number of marks in the Preliminary Examination, 1898,

to ARTHUR BAYLY JONES.

THE PRESIDENT'S PRIZE OF THE VALUE OF £5

for the best Paper read at the Junior Meetings during the Session 1897-98,

was awarded to LESLIE STUART WOOD,

for his Paper entitled "Some Points on Ordinary Tithe."

It was resolved—

"That the thanks of the Meeting be given to Messrs. J. H. MELLENFIELD, W. A. BALL, and W. T. CRESWELL, for their services as scrutineers."

A vote of thanks to THE PRESIDENT for his conduct in the Chair was passed unanimously, and the Meeting terminated.

THE THIRTIETH
ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, June 6th, 1898.

This Report marks the close of the third decade of the Institution's existence.

The position it now occupies in relation to the profession, and its power for usefulness in connection with public interests of great importance, are the best commentaries on the work of the last thirty years.

The story of the Institution's progress from year to year has been sufficiently told, in proper sequence, in previous Annual Reports, and all that is now necessary is to briefly review a few facts and figures relating to the past year.

It will be remembered that a section of the Council's Report presented in May last was devoted to the consideration of certain proposals (then in contemplation), the object of which was to render the Institution still more useful to the Members in whose interests it exists.

Some of these proposals are necessarily deferred until the new buildings are completed, when the Council will at once endeavour to give effect to them. Others it has been found possible to put into immediate operation.

The establishment of an Employment Registry has met with general approval, and has been the means, in many instances, of promoting the interests of the younger Members and of helping employers to obtain suitable assistants. It has also been instrumental, in some cases, in providing landowners with resident agents, but the inherent difficulty of bringing the registry under the notice of employers of this class can only be surmounted by time.

The suggestion that a précis of each Paper should be circulated some days before it is read has also been adopted, and the new arrangement has been found useful.

But the inauguration of the system of country meetings will probably be regarded as the most important of the new departures in its effect upon the future welfare of the Institution.

The selection of Manchester as the place for the first meeting of the kind was determined by the fact that the membership is larger in Lancashire and Cheshire than in any other Provincial Committee District in England. Further, it is an important examination centre; and lastly, the invitation to the Institution to visit the city was given with such peculiar heartiness and such a manifest desire to ensure the success of the meeting that it was impossible to hesitate in making the choice.

The Members are already in possession of a full report of the Proceedings at the Ordinary General Meeting held in the Lord Mayor's Parlour of the Manchester Town Hall, but some details of the visit which would otherwise escape official record, will probably be looked for in this Report.

About 140 Members from all parts of England took part in the various features of the extensive programme

of arrangements. Of these, 120 were present at the Meeting in the Lord Mayor's Parlour. Upwards of 100 attended the dinner in the evening at the Grand Hotel, in addition to the official guests, among whom were the Lord Mayor, the Dean and the Recorder of Manchester, the Vice-Chancellor of the Duchy, Sir Leader Williams, and other distinguished persons.

About 60 Members joined the party who inspected the Ship Canal. They were conveyed to Liverpool by a special train kindly provided by the Cheshire Lines Committee, and thence through the whole length of the Ship Canal by a steamer most liberally placed at their disposal, without charge, by Messrs. Ismay, Imrie, and Company, the Canal Company with corresponding generosity foregoing the usual tonnage dues. The party was also favoured with the presence of Sir Leader Williams, the consulting engineer, and Mr. W. H. Hunter, the acting engineer, who exerted themselves to explain the various features of interest in the colossal works under their charge.

The excursion to Chester and Eaton Hall was attended by upwards of 50 Members under the capable guidance of the Hon. C. T. Parker and Mr. H. S. Whalley (Fellows). After the party had inspected the stud farm at Eaton Hall, the private railway, and the gardens, they were shown over the stables and the mansion, His Grace the Duke of Westminster most kindly accompanying the Members of the party going through the house, and subsequently with the Duchess entertaining them most hospitably before their departure.

The excursion to the great Railway Works at Crewe was joined in by some 20 Members, who, after inspecting the various interesting features of this vast engineering

establishment, were most kindly entertained at luncheon by the Chairman and Directors of the London and North Western Railway Company.

Other Members availed themselves of the kind invitation of Messrs. Howarth to visit their world-famed cotton mills at Ordsall, and the equally kind permission of the Rivers Committee of the Corporation of Manchester to inspect their Sewage Farm at Davy Hulme.

Altogether the Manchester visit proved to be an unqualified success—a result largely due to the unremitting efforts of the Counties Palatine Committee, under the able chairmanship of Mr. John Holden.

The thanks of the Council are specially due in this connection to Mr. Holden, Mr. J. Bridgford, the Hon. C. T. Parker, Mr. H. S. Whalley, Mr. J. D. Wallis, Mr. Henry Fowler, Mr. John Bowden, Mr. Glegge Thomas, and Mr. T. de Courcy Meade, who one and all gave much valuable time to details of organisation which could not have been entirely managed from London.

The Council are also under great obligations to the four Members, Mr. J. Holden, Mr. C. P. Hall, Mr. T. Blashill, and Mr. Howard Chatfeild Clarke, who were good enough to prepare such excellent Papers for the Meeting on the first day of the visit.

The question of the locality for next year's Provincial Meeting will shortly engage attention. The Council are prepared to receive and carefully consider suggestions on the subject from the various Provincial Committees in other parts of England. It will of course be necessary in coming to a decision to have regard to the suitability of the locality with reference to surrounding places of professional interest for local excursions.

The Growth of the Membership,

The following Table shows the present number of Members of various classes as compared with the corresponding period of last year.

Table A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	
May 1898	17	1835	615	85	272	12	2836
May 1897	18	1797	540	84	252	11	2702
	−1	+38	+75	+1	+20	+1	+134

The increase of 38 in the numbers of Fellows is accounted for by the transfer of 16 Members to that class from the class of Professional Associate and 49 elections, against which must be set the loss of 27 Fellows by death or cessor of membership.

The increase of 75 in the numbers of Professional Associates is due to 97 elections, as against 16 transfers, 5 resignations, and 1 death.

The increase in the number of Students was 20, after setting the new Students against those who passed out of the class as being over age, or who proceeded to the Professional Associateship.

The number of Colonial Fellows is practically the same as at the date of the last Report.

The losses by death have been very heavy during the year. Two Past-Presidents have died—our lamented colleagues Mr. Robert Collier Driver and Mr. Charles John Shoppee. Both of them were loyal friends to the Institution, never grudging time or money spent in its service, and both will be long remembered by those who had the privilege of knowing them either in professional or social life.

Among other valued Members who have died may be mentioned Mr. Charles King Bedells, a well-known figure and formerly a frequent speaker at the ordinary general meetings; Mr. William Radford, an eminent surveyor in the north of England; and Mr. Josiah Thomas, of Bristol. Obituary notices of these and other deceased Members appear in their proper place in the current volume of our *Transactions*.

The annual increase of the Membership since the foundation of the Institution, in 1868, is shown by the following table:—

Table B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May 1869 ...	162		38	2	202
„ 1870 ...	180		59	2	241
„ 1871 ...	190		65	2	259
„ 1872 ...	205		67	4	276
„ 1873 ...	225		74	5	304
„ 1874 ...	247		89	6	332
„ 1875 ...	275		101	11	387
„ 1876 ...	300		119	8	427
„ 1877 ...	310		133	11	454
„ 1878 ...	312		134	8	454
„ 1879 ...	330		146	10	486
„ 1880 ...	342		155	10	507
„ ¶*1881 ...	357		164	14	535
„ 1882 ...	480		235	7	722
„ 1883 ...	557	218	74	38	887
„ †1884 ...	666	307	80	58	1121
„ 1885 ...	703	317	86	86	1192
„ 1886 ...	716	316	84	80	1196
„ 1887 ...	741	339	89	108	1277
„ 1888 ...	798	333	90	102	1323
„ 1889 ...	910	334	89	110	1443
„ 1890 ...	1095	310	89	123	1617
„ ‡1891 ...	1374	336	96	140	1946
„ 1892 ...	1646	342	97	172	2268
„ 1893 ...	1629	353	93	181	2269
„ 1894 ...	1626	381	84	204	2309
„ 1895 ..	1629	430	83	210	2352
„ 1896 ..	1802	465	86	220	2573
„ 1897 ...	1808	540	84	252	2684
„ 1898 ...	1835	615	85	272	2807
				Honorary Members	17
				Colonial Fellows	12
				Grand Total	2836

* Since August, 1881, "Members" have been designated "Fellows," and in 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

† The Compulsory Examination for Professional Associates came into operation in 1884.

‡ The Compulsory Examination for all classes of Professional Members came into operation in August, 1891.

¶ The Charter was obtained on August 26th, 1881.

Finance.

Subscriptions show an apparent increase of about £850 during the year 1897, but it should be explained that the amount under this head for the year 1896, with which the comparison is made, was adversely affected by the fact that upwards of £500 of income that really applied to 1896 was received from the new Irish Members in 1895, and credited to the accounts of that year. It follows that the actual increase under the head of subscriptions, as between the years 1896 and 1897, was about £330.

A comparison of the various items under the head of current expenditure between the years 1896 and 1897 would be somewhat misleading. The period is one of transition, and it will be sufficient to observe that the increases and decreases under the various heads of current expenditure for the two years balance each other within £10.

There was paid to contractors during the year in respect of the New Building the sum of £4,590.

The western half of the buildings over the archway which crossed Little George Street passed to the Institution under the terms of the new lease, and the Council came to the conclusion that it was desirable to purchase the other half (which was done for £500) and remove the whole structure, thus securing a corner site, with a clear frontage to Great and Little George Streets, to the great improvement of the appearance of the New Building when completed.

The Library.

The want of shelf-room in the temporary premises

has rendered it impossible to make any considerable additions to the Library during the year. The present number of books is about 7,000, and as provision will be made in the new Library for upwards of 13,000 volumes, there will be ample opportunity for the expenditure of the money which has, with a view to the future, been allowed to accumulate in the Library fund.

The New Buildings.

This leads naturally to the subject of the New Building in Great George Street. The Council regret to say that there has been great delay in the execution of the contract, but they are doing their best to hurry on the completion of the works.

The following is a summary of the Receipts and Payments on Capital and Income Account for the Year ending December 31st, 1897.

Table C. Summary.

Receipts.	£	s.	d.
Revenue Balance in hand, January 1st, 1897 . .	1,786	13	0
Total Revenue . . .	7,941	13	6
Interest	873	10	3
Sale of 600 India 3½% Stock	701	19	0
Examination Fees, &c.— Less Cost of Examinations	176	0	0
	£11,479	15	9

Expenditure.	£	s.	d.
Total Payments out of Revenue (Current Expenses)	5,697	2	10
On Account of Building Contract	4,590	0	0
On Account of Architect's Commission	200	0	0
Incidental Expenses in connection with the New Buildings	691	6	1
Law Expenses in connection with the New Buildings...	15	2	0
Balance in hand, December 31st, 1897 . . .	286	4	10
	£11,479	15	9

The Investments.

The total Investments, at the date of this Report, are as follows:—

Accumulations Account.

£3,545	4	9	$2\frac{3}{4}$ per Cent. Consols.
9,030	7	11	$2\frac{1}{2}$ per Cent. Consols.
1,545	0	0	Great Eastern Railway 4 per Cent. Debenture Stock.
2,006	0	0	London and North Western Railway 3 per Cent. Debenture Stock.
7,300	0	0	India $3\frac{1}{2}$ per Cent. Stock
4,500	0	0	New South Wales $3\frac{1}{2}$ per Cent. Inscribed Stock.

Library Account.

1,900	0	0	$2\frac{3}{4}$ per Cent. Consols.

Prize Endowment Account.

503	1	11	India 3 per Cent. (on account of the Penfold Gift).
247	4	0	Midland Railway $2\frac{1}{2}$ per Cent. Debenture Stock, converted from 3 per Cent. Debenture Stock (on account of the Beadel Bequest).
254	0	0	North British Railway No. 1 Preference Stock (on account of the Crawter Bequest).
413	16	8	$2\frac{1}{2}$ per Cent. Consols (on account of the endowment of the Daniel Watney Forestry Prize).

The total Investments, calculated at current prices, now represent a sum of about £34,547 9*s.* 8*d.*

The Examinations.

An important modification has been introduced this year for the first time in the regulations under which a Candidate can obtain an Examination Certificate. Hitherto, he has been able to secure a pass on his work as a whole, without reference to his knowledge of any one subject, and that possibly the most important, having regard to the branch of practice to which his examination applied.

In view of this fact, the Council decided that the time had come for indicating a characteristic subject in each Division and Sub-Division in which the Candidate—however excellent his work might be in the remaining subjects of his examination—must pass in order to obtain his certificate.

Under this new arrangement those Candidates who obtain pass marks in the examination as a whole, but fail in their "typical" subject, are permitted to re-enter for examination in that subject the following year, without being required, as heretofore, to undergo re-examination in the whole group of subjects.

The "Typical" subjects are as follows:—

Division II.—Proficiency Examination.
- Sub-Division I.—Agriculture.
- Sub-Division II.—Application and use of Valuation Tables.
- Sub-Division III.—Bills of Quantities and Measurement of Work.

Division III.—Professional Associates' Examination.
- Sub-Division I.—Agriculture.
- Sub-Division II.—Application and use of Valuation Tables.
- Sub-Division III.—Bills of Quantities and Measurement of Work.

Division IV.—Professional Associates' Examination for the Fellowship.
- Sub-Division I.—Agricultural Valuations.
- Sub-Division II.—Principles and Practice of Valuation.
- Sub-Division III.—Quantities.

Division V.—Direct Fellowship Examination.
Sub-Division I.—Agriculture and Customs of Country.
Sub-Division II.—Principles and Practice of Valuation.
Sub-Division III.—Quantities.

The effect of the new arrangement on the results of the recent examinations is shown in the following analysis :—

Professional Examinations, 1898.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building.			Total Maximum Marks.	Marks obtained by Candidates.	Percentage of Marks obtained.	Percentage of Candidates who Passed.
	Entered	Passed.	Referred Back.	Entered.	Passed.	Referred Back.	Entered.	Passed.	Referred Back.				
Division II. Student's Proficiency Examination	18	14	1	36	26	5	12	9	3	66,000	40,533	61·3	74·24
Division III. Direct Examination for Professional Associateship	39	27	2	45	19	5	41	18	3	150,000	89,291	59·3	51·20
Division IV. Examination qualifying Associates for Fellowship	20	18		26	24		14	6	4	60,000	37,753	62·8	80·00
Division V. Direct Fellowship Examination	3	2	1	5	5		6	1		21,000	13,264	63·1	55·55
	80	61	4	112	74	10	73	34	10	297,000	180,841	60·9	63·77

This shows that 24 Candidates who passed the examination as a whole failed in their typical subject, and are referred back to their studies in that subject.

It will be observed that the percentage of total passes to entries has been this year 63·77 per cent., as against an average of 69·22 per cent. for the whole period covered by the examinations, and 63·97 the percentage of passes last year.

The Prizes were awarded as follows :—

The "Institution" Prize of the value of 15 guineas was awarded to a Candidate in the Valuation Sub-Division, who obtained 82·5 per cent. of his possible marks.

The "Special" Prize of the value of 10 guineas was also gained by a Candidate in the Valuation Sub-Division, with 82·1 per cent. of the maximum marks.

The "Crawter" Prize was divided between two Candidates, who each obtained the highest possible marks in the subject of "Valuations" in the Land Agency Sub-Division of Division IV.

The "Penfold" Gold Medal went to the Candidate who obtained the highest marks (79·5 per cent.) in Division IV.

The "Penfold" Silver Medal was gained by a Valuation Candidate in Division III., who obtained 83·8 per cent. of the possible marks; the same Candidate obtaining the Driver Prize.

The "Thomas Sanders" Prize was awarded to the Candidate who, in the Preliminary Examination, headed the list with 96·8 per cent. of the possible marks.

The "Daniel Watney" Forestry Prize has not been awarded this year, there being no Paper of sufficient merit in the subject.

The Council feel that their thanks and the thanks of

the Members are due to the Honorary Examiners who have again rendered such valuable service to the Institution They especially desire to express their sense of obligation to the Members of the Bar whose work in connection with the legal subjects comprised in the Examination has this year been exceptionally heavy. The assistance rendered by Mr. E. J. Castle, Q.C., Mr. G. M. Freeman, Q.C., Mr. T. W. Wheeler, Q.C., Mr. J. W. Willis Bund, and Mr. H. A. Rigg, has been of inestimable value. To other Members, viz.:—Mr. T. A. Dickson, Mr. C. John Mann, Mr. E. B. I'Anson, Mr. W. Eve, Mr. F. Lee Mr. F. H. A. Hardcastle, Mr. W. B. Canning, and Mr. Gilbert Murray, their thanks are also due, as well as to their colleagues on the Council who have undertaken some of the most voluminous and difficult of the Papers.

The Council have also once more to record their sense of deep obligation to The Earl of Jersey for permitting the "Surveying" and "Forestry" examinations to be held in his park at Osterley, and for the great hospitality which he has extended to all connected with the Examination. They have also to acknowledge the kindness and consideration of his lordship's agent Mr. W. D. Little, in making arrangements for the convenience and comfort of Candidates and Examiners.

The Table D shows the number of Candidates who have from year to year presented themselves for the Preliminary and Professional Examinations, giving the numbers who passed and the percentage of passes as compared with entries.

Table D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
1898	127	95	74·80	265	169	63·77
Totals	1,266	900	71·09	1,917	1,327	69·22

Of the 127 Candidates for the Preliminary Examination 100 were examined in London, of whom 72 were successful, 24 were examined in Manchester, of whom 20 were successful, and 3 were examined in Dublin, all of whom passed.

The Provincial Committees.

The following table shows the names of the Committees, with their membership, their respective chairmen, and the approximate date of their annual meetings.

Table E. Provincial Committees.

	Committee.	Chairman.	Number of Members.	Date of Expiration of Chairman's Year of Office.
A^1	Northumberland and Durham Committee	T. J. Armstrong	34	21 April.
A^2	Cumberland and Westmoreland Committee	J. Banks ...	17	9 April.
B	Counties Palatine	John Holden ...	98	2 June.
C	Yorkshire	J. O. Greaves...	83	1 May.
D	Salop and Hereford	H. J. Wyley ...	33	12 May.
E	Derby and Stafford	H. Brailsford ...	40	18 May.
F	Nottingham and Lincoln	S. Kingston ...	42	10 May.
G	Monmouth and South Wales... ...	R. Forrest ...	30	4 May.
H	Warwick and Worcester	W. P. Evans ...	54	1 June.
I	Leicester, Northampton, and Rutland	J. German ...	44	31 May.
J	Cambridge, Huntingdon, Norfolk, and Suffolk	C. Hawkins ...	49	6 May.
K	Berks, Bucks, and Oxon	A. Lawrence ...	45	24 April.
L	Beds, Essex, Herts, and Middlesex ...	Hon. E. G. Strutt	51	23 May.
M	Devon and Cornwall	F. Ward ...	40	17 April.
N	Somerset, Glo'ster, and North Wilts	R. F. Sturge ...	46	16 April.
O	Hants, Dorset, and South Wilts ...	G. C. Day ...	91	5 May.
P	Kent	G. Langridge ...	72	24 May.
Q	Sussex	J. Woodhams ...	36	25 August.
R	North Wales and Radnor	J. E. Poundley	20	30 May.
S	Irish Land Agents' Committee ...	H. D. M. Barton	201	2 Sept.
T	Scottish Committee	T. Binnie ...	33	14 Jan.

The following Table shows the Attendances at Council and Committee Meetings, from May 10th, 1897, to May 2nd, 1898 (both inclusive).

NAMES.	Council Attendances.	Committee Attendances.	Total Council and Committee Attendances.	Percentage of Actual to Possible Attendances.
MEMBERS.				
Bidwell, C.	5	1	6	20·0
Buck, A.	4	1	5	19·2
Clutton, R. G. ...	1	1	2	10·5
Drew, H.	1		1	5·9
Fair, J. W.	1	1	2	8·3
Galsworthy, F. T. ...	9	10	19	70·3
Horsfall, R.	3	3	6	20·2
†Kincaid, J. S. ...	2		2	8·7
Langridge, G. ...	13	6	19	70·8
Martin, H.	15	17	32	96·9
Oakley, C.	11	11	22	53·0
Rickman, T. M. ...	11	16	27	65·8
Rolleston, Sir J. F. L.	5	2	7	21·8
Savill, A.	7		7	38·8
Shaw, J.	4	4	8	32·0
Stenning, A. R. ...	10	12	22	68·8
Steward, H. T. ...	14	8	22	86·2
*Sturge, W.				
*Squarey, E. P. ...	1		1	6·2
Vernon, A.	12	4	16	39·5
Vigers, R.	8	16	24	58·2
Wainwright, T. T. ...	3		3	16·6
*Watney, D.	14	13	27	81·8
Wright, W.	8		8	47·0
PROFESSIONAL ASSOCIATES.				
Sabin, J. H.	15	8	23	90·0
Smyth, E.	12	9	21	63·9

* Ex-officio Members of the Council.

† Representing Irish Land Agents' Committee.

THE PUBLICATIONS.

The volume of *Transactions* for the Session which ends with this Report will be the largest ever issued by

the Institution. It also contains more Papers than any previous volume. All of these Papers are most useful and interesting, and some are of an unusually high order of merit, but all are so good that it would be invidious to particularise. It is sufficient to say that they will serve to sustain the reputation which our *Transactions* enjoy.

A new volume of *Professional Notes*, the 8th of the series, was completed in February last. The Council are constantly receiving testimonies to the value of this publication, and their thanks are due to the many Members who are ever ready to enrich its pages with the fruits of their knowledge and experience.

The Junior Meetings.

The Junior Meetings continue to be fairly well attended, and the Council have reason to believe that they are fulfilling their purpose in enabling the younger Members to acquire facility in speaking, and the power of lucidly expressing their ideas in writing—accomplishments of the utmost value in after life. It is a pity that the advantages to be derived in this respect do not impress themselves so much as they should upon the many hundreds of young Members who are qualified to attend these meetings, and it is a question whether it would not be desirable to insist on a certain number of attendances (at any rate for London Candidates) as a necessary qualification for entering for the Fellowship Examinations and from London students as a qualification for candidates for the Proficiency Examination.

General.

Many matters of general interest to the profession have engaged the attention of the Council during the

year. Among them may be mentioned the Bill introduced this Session by the London County Council for amending the London Building Act, 1894. Some of the proposals of the Bill were regarded by your Council as open to the gravest objections, and with the advice and assistance of the Building Committee, who were greatly aided, as on previous occasions, by Mr. H. T. Steward and Mr. A. R. Stenning, they prepared and lodged a Petition against the Bill, with the result that the features of the Bill to which the Council took exception have been considerably modified.

It is unnecessary to enumerate many other matters, some of them referring to more purely domestic questions, with which the various Committees of Council and the Council itself, have dealt during the year. Some of them have involved laborious investigation, and have led to prolonged official correspondence, which cannot, with propriety, be disclosed. It is sufficient to say that no question has been neglected in which the interests and welfare of the profession seemed even remotely concerned.

The Council have pleasure in announcing that the portrait by Sir Francis Grant, P.R.A., of the late Mr. John Clutton, the first President, has been presented to the Institution by his eldest son, Mr. Robert George Clutton, Vice-President, and will be hung in a suitable situation in the New Building.

In conclusion, the Council have to express their sense of obligation to the Members for the undeviating support they have received from them in the discharge of duties which necessarily become more arduous and responsible every year.

		£ s. d.	£ s. d.	£ s. d.
1897. Jan. 1st.	To Cash at Bankers and in hands of Secretary brought forward		786 13 0	
	„ Cash at Bankers on Deposit Account brought forward		1,000 0 0	1,786 13 0
Dec. 31st.	RECEIPTS ON INCOME ACCOUNT, VIZ.:—			
	To 1,710 Fellows' Subs. for 1897 at £3 3s.	5,386 10 0		
	„ 55 Fellows' Subs. Arrears at £3 3s. ...	173 5 0		
	„ 12 Fellows' Subscriptions in advance for 1898 at £3 3s.	37 16 0		
	„ 6 Fellows' Subscriptions restored to list at £3 3s.	18 18 0		
	„ 1 Fellows' Subscription restored to list part payment at £1 11s. 6d. ..	1 11 6		
	„ Differences of Subs. on transfer from Professional Associates	27 6 0		
		5,645 6 6		
	Less Subscriptions paid twice and refunded	12 12 0	5,632 14 6	
	To 599 Professional Associates', Associates', and Colonial Fellows' Subs. at £2 2s.	1,257 18 0		
	„ 41 Professional Associates', Associates', and Colonial Fellows' Subscriptions Arrears at £2 2s....	86 2 0		
	„ 3 Professional Associates', Associates', and Colonial Fellows' Subscriptions in advance for 1898 at £2 2s. ...	6 6 0		
	„ 3 Professional Associates' Subscriptions restored to List at £2 2s.	6 6 0	1,356 12 0	
	„ 228 Students' Subscriptions at £1 1s. ...	239 8 0		
	„ 2 Students' Subs. Arrears at £1 1s. ...	2 2 0		
	„ 3 Students' Subscriptions in advance for 1898 at £1 1s.	3 3 0	244 13 0	
	„ Hire of Rooms	172 4 0		
	Less Paid for Hire	37 16 0	134 8 0	
	„ Dividends, Interest, &c.		873 10 3	
	„ Examinations, viz.: Candidates' Fees in Divisions III. and V. and Fees forfeited	£ s. d. 787 10 0		
	Sale of Examination Syllabus	37 3 9	824 13 9	
	Less Payments as under, viz.:—			
	Examiners' Fees, &c.	351 14 0		
	Hire of Hall and Instruments, Printing, Advertisements and Sundry Disbursements ...	270 13 3		
	Prizes	26 6 6	648 13 9	176 0 0 8,417 17 9
	RECEIPTS ON CAPITAL ACCOUNT, VIZ.:—			
	To 28 Fellows' Entrance Fees at £5 5s. ...	147 0		
	„ 34 Fellows' Entrance Fees Balance on transfer at £2 2s....	71 8 0	218 8 0	
	„ 106 Professional Associates', Associates', and Colonial Fellows' Entrance Fees at £3 3s.	333 18 0		
	„ 1 Associate's Life Membership Subscription	21 0 0	354 18 0	
	„ Sale of £600 India 3½% Stock at 117⅛ less Commission, &c.		701 19 0	1,275 5 0
				£11,479 15 9

31st December, 1897.

1897.	£ s. d.	£ s. d.
PAYMENTS ON INCOME ACCOUNT, VIZ.:—		
By Rent	1,320 4 4	
Less Amount received from Tribunal of Appeal	94 13 4	
		1,225 11 0
„ Rates, Taxes, and Insurance		40 18 10
„ Salaries of Secretary and Staff	1,925 0 0	
„ Wages	153 12 0	
		2,078 12 0
„ Housekeeper's Petty Cash, Commission on Cheques, and Sundry Disbursements		245 18 2
„ Provincial Committees and Junior Meetings 1897 ...	487 15 7	
(The like in respect of 1896)	187 13 4	
		675 8 11
„ General Printing		347 0 8
„ Postage and Receipt Stamps		409 18 11
„ Stationery, Books of Account, &c.		56 9 9
„ Parliamentary Papers, Periodicals and Advertisements		35 16 3
„ Repairs and Fittings		37 18 2
„ Reporting (General Account)		6 16 4
„ Publication of *Transactions* ... 299 11 9		
„ Reporting 37 7 6		
„ Binding 8 1 8		
	347 0 11	
Less sale of *Transactions*	15 13 4	
		331 7 7
„ Publication of *Professional Notes*	208 13 9	
Less sale of do.	3 7 6	
		205 6 3
PAYMENTS ON CAPITAL ACCOUNT, VIZ :—		
By Instalments paid on Account of the Contract for New Buildings	4,590 0 0	
„ Instalment of Architect's Commission and other incidental Expenses in connection with the New Buildings	906 8 1	
		5,496 8 1
31st. „ Cash at Bankers, and in hands of Secretary carried forward		286 4 10
		£11.479 15 9

1897. ASSETS.

	£	s.	d.	£	s.	d.
CASH at Bankers and in hands of Secretary, viz. :—						
Accumulations Account	286	4	10			
Library, Forestry, and Geological Collections ...	416	12	9			
"Prize Endowment" Capital	425	14	9			
"Prize Endowment" Income	10	9	8			
"Suspense" Account	753	18	0			
				1,893	0	0
Furniture, &c.				665	0	0
Books, Forestry, and Geological Collections				4,296	17	2
INVESTMENTS, Value as at this date, viz.:—						
Accumulations Account.						
£ s. d.						
3,545 4 9 $2\frac{3}{4}$% Consols at $112\frac{3}{4}$	3,997	5	1			
9,030 7 11 $2\frac{1}{2}$% Consols at 106	9,572	4	5			
1,545 0 0 Great Eastern Railway 4% Debenture Stock at 151	2,332	19	0			
2,006 0 0 London and North Western Railway 3% Debenture Stock at 120 ...	2,407	4	0			
7,300 0 0 India $3\frac{1}{2}$% at 117	8,541	0	0			
4,500 0 0 New South Wales $3\frac{1}{2}$% Stock at 110	4,950	0	0			
				31,800	12	6
Library, Forestry, and Geological Collections Account.						
£ s. d.						
1,558 12 10 $2\frac{3}{4}$% Consols at $112\frac{3}{4}$				1,757	6	7
"Prize Endowment" Account.						
£ s. d.						
503 1 11 India 3% at 109 (Penfold Gift) ...	548	7	4			
206 0 0 Midland Railway 3% Debenture Stock at 118 (Beadel Bequest)	243	1	7			
254 0 0 North British Railway No. 1 Preference Stock at 146 (Crawter Bequest) ...	370	16	9			
				1,162	5	8
Amounts due, but unpaid at date, viz. :—						
Subscriptions and Entrance Fees...	397	19	0			
Fees for use of Rooms	10	10	0			
				408	9	0
				£41,983	10	11

N.B.—No value has at present been attached to the outlay in connection with the New Premises in Great George Street.

LIABILITIES. 1897.

	£	s.	d.
Accumulations Account	32,472	19	4
Library, Forestry, and Geological Collections Account	6,470	16	6
"Prize Endowment," Capital Account	1,588	0	5
"Prize Endowment," Income Account	10	9	8
"Suspense" Account	753	18	0
Due to Sundry Creditors	687	7	0

£41,983 10 11

Examined with the books and vouchers and found correct.

H. C. NEWMARCH.

TANSLEY WITT, Chartered Accountant. CHARLES P. HALL.

4th May, 1889.

1897.				£ s. d.
Dec. 31st.	To Depreciation on Furniture, &c.			35 0 0
	„ Transfer Excess of Expenditure on Capital Account	£4,221 3 1		
	Less Excess of Income applicable to 1897	2,755 9 11		
				1,465 13 2
	„ Sale of £600 India 3½ Stock...			701 19 0
	„ Balance carried forward			32,472 19 4
				£34,675 11 6

LIBRARY, FORESTRY, AND

1897.		£ s. d.
Dec. 31st.	To Purchase of Books	10 14 4
	„ Binding, Insurance, and Sundry Expenses	22 0 2
	„ Balance carried forward	6,470 16 6
		£6,503 11 0

1897.		£	s.	d.
Jan. 1st.	By Balance brought forward	34,581	5	4
Dec. 31st.	„ Increased Value of Investments as at this date ...	94	6	2
		£34,675	11	6
1898. Jan. 1st.	By Balance brought forward (Being Accumulations as at this date, exclusive of Capital shown under "Prize Endowment" Account and Library, Forestry, and Geological Collections Account respectively.)	*32,472	19	4

* See Note on Balance Sheet.

GEOLOGICAL COLLECTIONS ACCOUNT.

1897.					£	s.	d.
Jan. 1st.	By Balance brought forward				6,244	4	8
	Viz.: Cash in hand	£224	16	3			
	£1,558 12 10 2¾% Consols at 111⅞	1,741	15	7			
	Value of Books, Forestry and Geological Collections, &c. ...	4,277	12	10			
		£6,244	4	8			
Dec. 31st.	„ Donations...				182	12	0
	„ Dividends on £1,558 12 10 2¾% Consols				41	19	0
	„ Increased Values as at this date, viz.:—						
	Books, Forestry and Geological Collections, &c.	19	4	4			
	Investment 2¾% Consols (as above)	15	11	0			
					34	15	4
					£6,503	11	0
1898. Jan. 1st.	By Balance brought forward				£6,470	16	6

1897.		£	s.	d.
Dec. 31st.	To Balance carried forward	1,588	0	5
		£1,588	0	5

"PRIZE ENDOWMENT"

1897.		£	s.	d.
	Paid for Penfold Gold and Silver Medals	16	18	6
	Paid for Crawter Prize	10	0	0
	Paid for Driver Prize	15	15	0
	Paid for Sanders Prize	2	2	0
	Purchase out of Dividends accrued in the Beadel Bequest Account, £16 Midland Railway 3% Debenture Stock, transferred to Prize Endowment Capital Account ...	19	4	1
Dec. 31st.	To Balance carried forward	10	9	8
		£74	9	3

"SUSPENSE"

1897.		£	s.	d.
	Paid to Revenue in respect of Fees for Entrances, &c. ...	585	18	0
	Students' Fee refunded	1	1	0
Dec. 31st.	To Balance awaiting application carried forward to 1898...	753	18	0
		£1,340	17	0

1897.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward viz. :— ...				1,131	14	8
	Penfold Gift, £503 1*s.* 11*d.* India 3% Stock	£552	2	11			
	Beadel Bequest, £190 Midland Railway 3% Debenture Stock	£223	5	0			
	Cash in hand ...	0	14	9			
					223	19	9
	Crawter Bequest, £254 North British Railway No. 1 Preference Stock				355	12	0
					£1,131	14	8
March 29th.	„ Transfer from Prize Endowment Income for purchase of £16 Midland Railway 3% Debenture Stock on account of the Beadel Bequest, ...				19	4	1
Dec. 31st.	„ Cash in hand for the endowment of a "Watney Forestry Prize"				425	0	0
	„ Increased value of Stocks up to date ...				12	1	8
						456	5 9
					£1,588	0	5
1898.							
Jan. 1st.	By Balance brought forward				£1,588	0	5

INCOME ACCOUNT.

1897.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward				26	9	5
Dec. 31st.	„ Dividends, viz. :—						
	On "Crawter" Bequest	9	16	4			
	„ "Beadel" Bequest	5	14	10			
	„ "Penfold" Gift	14	11	8			
					30	2	10
	Cheques received on account of Prizes :—						
	Per F. G. Sanders	2	2	0			
	Per R. C. Driver	15	15	0			
					17	17	0
					£74	9	3
1898.							
Jan. 1st.	„ Balance brought forward				£10	9	8

ACCOUNT.

1897.		£	s.	d.
Jan. 1st.	By Balance brought forward	775	19	0
Dec. 31st.	„ Examination Fees received during the year in Divisions I., II., and IV.	564	18	0
		£1,340	17	0
1898.				
Jan. 1st.	„ Balance brought forward	£753	8	0

APPENDIX TO VOL. XXX.

Obituary.

PAUL ASKIN (Fellow), of Dublin, died on the 18th of December, 1897, at an advanced age. He was one of the oldest and most highly respected land agents in Ireland.

In 1850 he succeeded to the business of one of the leading Irish land agents of the past generation.

He was one of the original members of the Irish Land Agents' Association, which was merged with The Surveyors' Institution in 1895, and from the first, as a member of the executive, took a keen interest in the welfare of the Irish Committee.

As a magistrate for the city and county of Dublin, a former member of the Dublin Corporation, and a member of numerous leading boards and committees for various objects where his professional experience and sound judgment were much prized, he was held in high public estimation.

CHARLES KING BEDELLS (Fellow) was articled to the firm of E. and W. Habershon, architects of St. Neots. He came to London in 1851, and shortly afterwards entered into business with the late Mr. Richard S. Lander, F.R.I.B.A., a partnership of the

happiest character, and which lasted upwards of thirty-eight years. Originally practising chiefly as an architect, Mr. BEDELLS handed the bulk of this work over to his partner, and turned his attention to the practice of a building and quantity surveyor. His knowledge of builders' prices was exceptional.

At a very early period in the partnership an action was brought against the firm for alleged negligence, and was prosecuted with such virulence that it became a matter of life or death to the young firm. Mr. Ewan Christian and other professional men of standing being satisfied that it was a case of persecution, rallied to their defence, and after an arbitration which lasted for many weeks they were completely successful. The brunt of the work entailed by the defence fell upon Mr. BEDELLS, and he often referred to the case as a bitter experience, though of inestimatable value to him by bringing him into contact with prominent professional men and by familiarising him with legal procedure.

He soon devoted special attention to all questions relating to London property and buildings, and was for many years surveyor to the Brandon Estate of about 2,000 properties in the south of London, holding the appointment until the estate was sold by order of the Court of Chancery.

He had wide experience as an expert in questions of light and air, and was engaged in many of the more important cases. He also enjoyed considerable practice as a rating surveyor, in which capacity he acted for many years as consulting surveyor to the Edmonton Union. He was retained by the School Board for London in their test cases, and also by the London County Council in matters of appeal in respect of the Claybury Asylum, Barking Outfall Sewer, &c.

Besides a large private practice, Mr. BEDELLS held several public appointments. He was one of the official valuers appointed under the Finance Act by the Middlesex County Council; he was surveyor and receiver to the Dean and Chapter of Christ Church, Oxford, in respect of their London property; and was surveyor under the Settled Estates Act for the trustees of the late Duke of Bedford, K.G., in respect of the scheme for Covent Garden Market improvements. He also held the surveyorships to the London Estate of the Rugby Schools, Bedford Schools, and many others, and acted for many years as consulting surveyor to the Hornsey Local Board and School Board for Hornsey.

Mr. BEDELLS also held the surveyorship to the Royal London Ophthalmic Hospital, Moorfields, and in that capacity acquired the fine site in City Road for the new hospital buildings, the foundation stone of which was laid last year by H.R.H. the Prince of Wales. He was associated with Mr. Keith D. Young as joint architect for the building, Mr. Young, as a hospital specialist, being, however, responsible for the plans.

Mr. BEDELLS took considerable interest in the proceedings in reference to the new Building Act of 1894. and was associated with the special committee of the Council of the Institution upon that measure. In the Committee stage before the House of Lords he attended as representing the Duke of Bedford and other associated owners.

He was of a quiet and retiring disposition and disliked any semblance of forwardness or self-assertion. Though much appreciating the honour of having his name included in the "House list," he discouraged many of his friends who from time to time wished to further his election as a member of the Council. Owing to ill-

health in recent years he was not allowed by his medical adviser to attend evening meetings, which was a source of keen regret to him, as he took a very lively interest in the welfare of the Institution, and did all in his power to advance it.

Mr. BEDELLS was elected a Fellow of the Institution in January, 1879.

JOHN DAVIES (Fellow) was born at Alington, near Rossett, in 1842, and in March, 1856, entered the office of his uncles Mr. John Davies and Mr. Samuel Davies, who carried on an extensive land agency business at Wirral. The subject of this memoir acted as land agent to Mr. Vyner of the Bidstone Estate, for Mr. Glegg of Backford Hall, and other owners. He was largely engaged as a witness and umpire in arbitration cases, and enjoyed a high reputation as a valuer. Mr. DAVIES was elected a Fellow of The Surveyors' Institution in 1889, and was Chairman of the Counties Palatine Provincial Committee for the years 1895-97. After the retirement of his uncle, Mr. Samuel Davies, he carried on the business under the style of Davies & Stephen, and on his death came into possession of extensive property at Saughall, Mollington, Shotwick, Tranmere, and elsewhere. His death took place on the 22nd of May, in the 56th year of his age, to the great regret of a wide circle of friends.

ROBERT COLLIER DRIVER (Past President) was born in 1816, and was educated at Epping. After leaving school he was articled to Mr. Marmont of Bristol, subsequently joining his uncles in practice, at Richmond Terrace, Whitehall. The business with which he thus became connected was founded by his great-

grandfather, Mr. Samuel Driver, who, in the year 1725, commenced practice as a surveyor in the Old Kent Road. Mr. Samuel Driver was followed by his son, Mr. Abraham Purshouse Driver, who shortly after succeeding to the business moved to offices on the site of the present Ludgate Hill Railway Station. Mr. Abraham Purshouse Driver was in turn succeeded by his son, who bore the same christian and surnames, and he in turn by Mr. Edward Driver and Mr. George Neale Driver, who moved the business to Richmond Terrace. From these gentlemen it passed to their brother, Mr. Samuel Driver, and their nephew, Mr. Robert Collier Driver, the subject of this memoir.

On Mr. Samuel Driver's death about 1855, Mr. Robert Collier Driver became the sole partner, and so continued till 1876, when he took his son, Mr. Charles William Driver, into partnership, and soon afterwards his son-in-law, Mr. Henry Jonas, and his second son, Mr. Robert Manning Driver.

The extent of Mr. DRIVER'S business may be measured by the fact that when in his prime (from about 1860 to 1875) his property sales annually approximated to one million sterling, among them being the large estates of the Greenwich Hospital branch of the Admiralty in the north of England: Claremont, Esher; Vauxhall Gardens, besides estates in most parts of England and Wales. He acted for many eminent personages, notably the late King of the Belgians, the late Emperor of the French, and the late Lord Lytton. In addition to this he was engaged in the development of many important building estates in the suburbs of London, and there were few compensation cases of any magnitude in which he was not engaged as an expert witness on one side or the other. He was also connected as a surveyor with most

of the great metropolitan improvements during the last forty-five years.

Mr. DRIVER was for some years engaged for the Crown in dealing with encroachments, and subsequently for the Corporation of the City of London in throwing open Epping Forest to the public.

There were few schemes in connection with the growth and development of London with which Mr. DRIVER was not professionally associated. In the early part of his career he was engaged in the purchase of the property for the construction of the Great Western, London Brighton and South Coast, and other large railways, and later on in the freeing of the bridges over the Thames from the tolls on traffic, which, like all restrictions, prevented the expansion of internal trade. Mr. DRIVER was also professionally connected with the construction of the Holborn Viaduct, as well as in the purchase of the site upon which the Law Courts now stand.

Mr. DRIVER was also agent and receiver to several large London estates, and gave considerable attention to the questions of leasehold enfranchisement, taxation of ground rents and betterment.

Mr. DRIVER was one of the party of 53 gentlemen who held a meeting at the Westminster Palace Hotel on the 23rd of March, 1868, to consider the advisability of forming an association to be called The Institution of Surveyors. He was among the original 20 appointed to form the provisional association, and was a member of the committee nominated to prepare and submit a report to the Association. It followed naturally that he was elected a member of the first Council, and at once evinced the interest in the welfare of the Society which he never failed to display throughout the long subsequent period of his connection with the governing body of the

Institution. Fifteen years later (in 1883) he became a Vice-President, and in June, 1890, was elected President, an office which he held for two consecutive years.

When the Examination system was first established, Mr. DRIVER at once announced his intention of offering an annual prize of £25 to the non-student candidate who obtained the highest number of marks in the Associateship Examinations. A year or two later the amount was reduced, at the suggestion of the Council, to fifteen guineas, which he continued to give annually for this purpose up to the time of his death, bequeathing under his will the sum of £500 for its perpetual endowment.

As further proof of his generosity, it may be recorded that some years ago he erected, at a cost of £140, the substantial stone portico at 12, Great George Street, recently removed in clearing the site for the new building. On his retirement from the presidency in 1892 he gave another proof of his generosity by the gift of a badge of office to be worn on all public or official occasions by his successors in the Presidential Chair.

No man was more generous in money matters and not a tithe of his benefactions will ever be known, for no one was better endued with the true spirit of giving or was less desirous of notoriety in matters of the kind.

He was a liberal supporter of many public charities, giving freely both of his time and his substance.

For forty years Mr. DRIVER was honorary secretary and treasurer to the Land Surveyors' Club, and was a large contributor to the Auctioneers' Benevolent Fund. He was a deputy-lieutenant of the City of London, a burgess of Westminster, a member of the Court and Past Master of the Worshipful Company of Clothworkers, and Vice-President of the Charing Cross Hospital, and a Past Junior Grand Deacon of the Grand Lodge of Freemasons.

For some time past Mr DRIVER'S health had been failing, and for the last two years he had ceased to take any share in the work of the firm. His death took place after a long and, at times, painful illness, on the 13th of April last, in the 82nd year of his age.

SEXTUS DYBALL (Fellow) was born at Henley, Salop, where his father was agent for the Shropshire property of Sir John Knight. He received his professional training with Mr. David Hollingsworth of Hertford, and was subsequently engaged in the Hatfield Estate Office of the Marquis of Salisbury. Coming to London in 1854, he entered the office of Messrs. Tarring and Wilkinson, who were then in extensive practice in the City, and a few years later commenced business on his own account as an architect and surveyor.

Although no inconsiderable share of architectural work fell to Mr. DYBALL, it was as a dilapidation surveyor that he was most widely known, and there must be few practising members of that profession who have not had occasion to meet him upon the settlement of claims, either as lessor's or lessee's surveyor or umpire. His opinion on "light and air" and party-wall questions was also much esteemed, and he was engaged as an expert witness or as third surveyor in a large number of cases of that character.

For many years Mr. DYBALL held the appointment of surveyor to the magistrates of the Newington division of the county of Surrey, and latterly had charge, as resident agent, of the extensive Gatton Park Estate in the same county, where he devised and superintended many important additions and improvements. His design for the new hall and staircase at Gatton Hall was exhibited at the Royal Academy Exhibition in 1893.

Mr. DYBALL took much interest in local municipal affairs, and was a member of the Gatton Parish Council and of the Reigate District Council and Board of Guardians, as well as overseer for the parish of Gatton. He was elected a Fellow of the Institution in January, 1891, and died at his residence, Gatton Lodge, near Reigate, on the 28th January, 1898, after a few days' illness, from heart failure following pneumonia, in the 66th year of his age.

JAMES EDMESTON (Fellow) was a pupil of the late Mr. Arthur Ashpitel, with whom he remained for some years as managing assistant, and then commenced his long association with the City, where he built up an extensive practice in connection with various banks, offices, warehouses, and other buildings for commercial purposes. Of late years his wide experience, tact, and judgment made his services in much request in arbitrations, and as assessor in architectural competitions. He was official arbitrator to the City of London Court in cases of building disputes, and also one of those appointed under the Board of Trade. The death, in 1884, of his only son James S. Edmeston, who had been in partnership with him for many years, and who was a pupil of the late Sir Gilbert Scott, was a great blow to him, but was borne with fortitude, and he continued actively engaged to the close of his busy life. Recent buildings which he carried out in association with Mr. Gabriel include the London and South-Western Bank, and a large number of surburban branches, the Blackheath Concert Hall, School of Art, and School of Music, Public Libraries at Tottenham and Kilburn, the Willesden Fire Brigade Station, Willesden Isolation Hospital, Willesden Coroner's Court, and many buildings in the West of England.

Mr. EDMESTON was elected a Fellow of the Institution in January, 1891. His death took place on the 6th March last, in the 75th year of his age.

JOHN HOWARD FOLEY (Fellow) was head of the firm of Foley, Son and Mundy, land agents and surveyors, of Trowbridge, near West Bay, where MR. FOLEY had for some time resided, and where he was born in December, 1847. He was articled to the late Mr. Cruse, land surveyor, of Warminster, and afterwards to Mr. Gingell, architect, of Bristol, and in 1870 joined his father the late Mr. John Graham Foley.

Mr. FOLEY was elected a Fellow of the Surveyors' Institution in 1890, and died on June 30, 1897, in the 50th year of his age.

THE HON. CHARLES ALEXANDER GORE was elected an Honorary Member of the Institution in January, 1871, in recognition of his position as a Commissioner of Woods, Forests, and Land Revenues of the Crown, an office which he held for the long period from 1839 to 1885. Mr. GORE was uncle to the present Earl of Arran, and married in 1845 a daughter of the fourth Earl of Bessborough. His death took place at Wimbledon on the 6th July, 1897, in the 86th year of his age.

ARTHUR MARRIOTT HODGSON (Fellow) was educated at Magdalen College School, Oxford, where he was for some years head chorister. After leaving school he went to a private tutor, and started in life in the River Plate Bank, which he left for the Post Office, London. In the year 1876, he was appointed agent to Mr. Tankerville Chamberlayne's Estates, and in 1891, was admitted as a Fellow of the Institution. He was a

Justice of the Peace, and a County Councillor. Mr. Hodgson died on the 9th. March last, in the 48th year of his age.

FRANK TOOZE HUSSEY (Fellow) was steward for Lord Portman's Somerset and Devon estates from 1883, and was appointed his sole agent on the death of Mr. Henry Parsons, of Misterton in 1895. He took an active part in parish affairs, and was held by all in high esteem, possessing the confidence both of landlord and tenants. His death took place in the 53rd year of his age.

GEORGE HENRY LEANE (Fellow) was articled to Messrs. Poole and Newman, Surveyors, of Sherborne, Dorset, and in 1864 came to London as assistant in the office of Mr. Fawcett of Victoria Street, where it was at once seen that he was a first class engineering surveyor. The same year he was engaged in surveying for the Metropolitan Extension to King's Cross, and for the East and West Junction Railway, &c., and in subsequent years for the Metropolitan and St. John's Wood, and the Metropolitan District Railways, and other railway and estate surveys too numerous to mention.

In 1890-91, Mr. Leane was engaged in the surveys for a railway from Jaffa to Damascus.

This line, although admittedly laid out with great skill, was afterwards abandoned, another line being built under French auspices.

In September, 1897, he left England for South Africa to lay out the Ashton-Lwellendam Railway (Cape Colony). This work being completed satisfactorily, he proceeded north to Rhodesia, and was engaged on a survey for the Tati Concessions, &c., one of his last works being the laying out of the new town called Francistown.

Mr. LEANE left Cape Town at the end of November, 1897, for England, but unfortunately died suddenly at sea on December 16th, 1897.

He acted for 15 years as chief surveying examiner to the Institution, a class of work for which he possessed very special qualifications, being a chain surveyor and leveller of extraordinary quickness and accuracy. His powers of physical endurance were very remarkable, but there is no doubt that he often overtaxed his strength, a fact which probably contributed to his early death.

GODFREY CHARLES RAWDON LEVINGE (Fellow) died on the 6th March, 1898, at the age of 40. After leaving Cirencester College, in the year 1881, he went to Canada, where for some years he managed an extensive cattle ranche. Upon his return to Ireland he entered the office of Mr. Franks, in Dublin, as land agent's pupil, and subsequently became agent to Lord Castletown, over his Doneraile estate in county Cork, and to Sir William Levinge, Bart., for whom he managed large estates in county Tipperary. Upon the latter he was engaged for some years in negotiating the sale of considerable property to the tenants under Lord Ashbourne's Act.

Mr. LEVINGE was a magistrate for county Cork, and took a deep and practical interest in all local affairs. Both in his professional capacity and privately he was much respected, and extremely popular with all sections of the community.

WILLIAM MINTER (Fellow) entered the Darlington office of the late Mr. Edmund James Smith in 1860, and subsequently succeeded to the management, becom-

ing a member of the Institution in 1877. He was well known in the northern counties and his urbanity and extensive knowledge of land agency well fitted him for the oversight of the large estates in Cumberland, Durham, and Yorkshire included in Mr. Smith's agency, and enabled him to steer safely through many of the difficulties of the recent times of agricultural depression. He died on 17th January last, aged 63.

GEORGE NEVITT (Fellow) was elected a member of the Institution in February, 1892. He was for 15 years agent for the Earl of Lichfield's estates, and was held in high esteem at Rugeley, where he resided, and where he died on the 8th of January, 1898, in the 48th year of his age.

ALBERT RODERICK PYM (Fellow) died on the 21st of August, 1897, at the age of 38. His experience was extensive for one comparatively young. He was trained in the office of Mr. Harry Rogers, F.S.I., in the town of Monaghan, and afterwards assisted Mr. C. de B. Fox, of the Hope Estate Office, Castleblaney, whom he afterwards succeeded. Besides the Hope Estate in co. Monaghan, Mr. Pym had charge of several other important properties including the Tudenham Estate in co. Westmeath, and Venables Estate in co. Cavan. He was also engaged in important valuation work.

WILLIAM RADFORD (Fellow) was born in 1817. He was a son of Mr. Joseph Radford, iron merchant, of the Red Bank Foundry, Salford. After being educated at the Manchester Grammar School, he served a pupilage to Mr. George Watson Buck, then joint engineer with

Robert Stephenson of the Manchester and Birmingham Railway, on which young RADFORD was engaged for a time. He next went to Germany, where he was employed for two years as assistant to Mr. Buck, who had undertaken to superintend the construction of the Altona and Kiel Railway. On the completion of that line he was engaged for the Danish Government on the laying out and construction of the Zeeland Railway from Copenhagen to Körzer, for his services in connection with which he received the gold medal of the Order of Merit.

Returning to England, Mr. RADFORD began to practise in Manchester as an engineer and surveyor about the year 1850. He was soon appointed bridgemaster and surveyor of bridges for the Hundreds of Salford, Blackburn, Layland, Amounderness, and North and South Lonsdale, the duties of which office he discharged with great efficiency. He enjoyed a large practice as a surveyor and valuer, and acted as umpire or arbitrator in many important cases of disputed compensation. At the time of his death he held the appointment of arbitrator to the Corporation of Manchester, and he was for many years Chairman of the Moss Side Local Board. Both on public and private undertakings Mr. RADFORD proved himself an engineer of considerable capacity, and an excellent man of business, shrewd and sensible, while his manner was always courteous and genial. In the society of his friends he was a very pleasant companion, full of interesting reminisences of byegone Manchester.

Mr. RADFORD died at his residence, South Lea, Whalley Range, on the 1st November, 1897, in his 81st year. He was a member of the Institution of Civil Engineers for upwards of 48 years, having been elected

on the 3rd April, 1849, and became a Fellow of The Surveyors' Institution on the 10th December, 1888.

JAMES RUTHERFORD (Fellow) was elected a member of The Institution in 1865. He was for 32 years Agent to the Kirkleatham Estates near Redcar, and held many other agencies in Durham and Yorkshire. Under his direction and supervision the town of Coatham grew from a mere fishing village to a fashionable seaside resort.

He was extensively engaged in arbitration work and in valuations of landed property throughout the north of England, was an inspector to the Board of Agriculture under the Lands Improvement Acts, and a surveyor to the Board of Trade. He was a County Alderman, a Justice of the Peace for the North Riding of Yorkshire, and the first chairman of the Kirkleatham Local Board. He also acted for a great number of years as chairman of the Council of the Cleveland Agricultural Society, and was a member of the Council of the Yorkshire Agricultural Society, besides being identified with other bodies in a wide sphere of public work.

Mr. JAMES RUTHERFORD died at his residence, The Old Hall, Kirkleatham, on the 28th of March last, in the 68th year of his age.

CHARLES JOHN SHOPPEE (Past President) was born on the 9th of December, 1823, at Uxbridge, where his family, who were of Huguenot descent (their original name being Chapuis), had resided for four generations, Mr. SHOPPEE's grandfather being one of the commissioners named in Acts of the 25th and 46th Geo. III., for improving the bridges, and building the market-house of his native town. Mr. SHOPPEE was educated at Uxbridge school under Dr. Beasley, and upon leaving it became a

pupil of the late Mr. Thomas Morris, of Regent Street, subsequently entering the office of the late Mr. Railton, formerly architect to the Ecclesiastical Commissioners. In 1851 he married Elizabeth, second daughter of Mr. Thomas Johnson, of Uxbridge, and in the same year commenced practice on his own account at 61, Doughty Street, Gray's Inn, where he remained until he removed to new offices in John Street, Bedford Row.

In 1853 he passed the statutory examination for the office of district surveyor, and in 1862 was admitted an Associate, and in 1880 a Fellow, of the Royal Institute of British Architects.

Mr. SHOPPEE joined The Surveyors' Institution on its formation in July, 1868, and was one of the first hundred members. He was elected a member of the Council in 1870, became a Vice-President in 1886, and President in 1892, an office which he held for two successive years. He was at the time of his death the senior member but one of the Surveyors' Association, and was also a member of the Surveyors' Club, which was founded in 1791, and is the oldest organised body of Surveyors in England.

He carried on for many years a large practice as an architect and surveyor. Among the works in which he was engaged in the former capacity may be mentioned the restoration of the old hall of the Barbers' and Surgeons' Company, the erection of the Reynolds' Memorial School, and the Evans' Memorial Chapel, together with a large number of private residences, offices, buildings and factories in various parts of London and its neighbourhood. Mr. SHOPPEE was also one of the surveyors to the Board of Trade Railway Department.

In his capacity as a surveyor he was concerned in the development of the above-named Company's Estate

in Monkwell Street, and represented the same body, on the Committee of the Irish Estates. He also enjoyed a large practice as a valuer, and acted as umpire and arbitrator in several very important compensation cases.

But the claims of professional work were insufficient to exhaust his energies. He was a Deputy-Governor and one of the most active members of the governing body of the well-known French Hospital in Victoria Park, an institution in which his sympathetic nature found scope for the exercise of a large amount of active benevolence; a Vice-President of the London and Middlesex Archæological Society, to which he was drawn from its earliest days by his keen antiquarian instincts; and a member of the American Numismatic and Archælogical Society.

On three occasions he served the office of Master of the Armourers' and Braziers' Company and was also a Past Master of the Barbers' and Glovers' Companies, while as a Member of the City and Guilds of London Institute he did much to advance the cause of technical education when the movement enjoyed much less popular favour than it does at the present day. No man was more popular in his profession. Endowed by nature with a most agreeable and attractive presence, a singular cordiality of manner added to great simplicity of character and a genial wit, it was no wonder that he gathered round him a host of attached friends to whom his sudden and unexpected death came as a keen personal sorrow. There was nothing to indicate the imminence of this sad event. Within a few days of his death he was apparently in the full enjoyment of his usual vigorous health but he suddenly succumbed to an unsuspected cardiac trouble on Thursday the 18th of November last in the 74th year of his age. He was buried at the Uxbridge cemetery at Hillingdon, on the Monday follow-

ing his death, the funeral being attended by a large gathering of personal and official friends, the first part of the service being read at Gray's Inn Chapel, where he had been a constant attendant with Mrs. Shoppee for 46 years.

GEORGE TAYLOR (Professional Associate), who died in his 82nd year, on 13th April last, was one of the oldest members of The Surveyors' Institution, having been elected in 1869. He was born on 28th December, 1816, and was the second son of Mr. William Taylor of Arundel Street, Strand, London. He received his education at Christ's Hospital, and in 1835 was employed on the Boundary Commission under the Municipal Corporations Act. In 1836, on the passing of the Tithe Commutation Act, Mr. GEORGE TAYLOR was appointed a clerk to the Commissioners, and in 1847 became chief clerk to the Copyhold Commission, which was, in 1851, combined with the Inclosure and Tithe Commission, and when he retired from the Civil Service in 1877, he held the position of principal clerk and acting chief clerk of the Copyhold Inclosure and Tithe Commission.

Mr. TAYLOR had the conduct of important business connected with the administration of the Universities and College Estates Act, and, beyond the services rendered by him in his own office, he had during an official career of upwards of 40 years given assistance in matters connected with other departments, among them in arranging the registration and deposit of papers at the request of the commissioners appointed in 1853 under the Charitable Trusts Act.

To the older Members of The Surveyors' Institution he was probably best known for his uniform courtesy

and kindness in the conduct of the business of his department, being always ready to assist them and place at their disposal his intimate knowledge of the procedure under the various Acts administered by the office with which he was connected.

On the occasion of Mr. TAYLOR'S retirement, the Commissioners gave expression to their appreciation a letter which appeared in a Treasury Minute, laid before Parliament. They said: "We desire to bear testimony "to his untiring exertions as a public officer, to his ability "and skill in all matters of departmental duty, and to his "obliging readiness to serve the public which in his "communication with the very numerous body of persons "who resort to us on business have won for him their "general esteem."

On the same occasion he was presented by several of the principal members of the profession with a handsome testimonial, which he greatly valued.

Since the death of his father he had acted as agent for the property of Sir Archdale R. Palmer at the east end of London, and soon after his retirement from the Civil Service he was invited to take the management of the large Deptford estates of Mr. John Evelyn for whom he acted as agent, assisted by his son-in-law Mr. Harley M. Grellier, in conjunction with whom he also managed the Grosvenor Park Estates at Camberwell, and other properties.

From 1860 to 1891 he edited the tithe rent-charge tables now prepared by his son Mr. G. H. Taylor.

For some years he acted as one of the honorary auditors to The Surveyors' Institution accounts, and in its earlier years frequently attended its meetings.

JOSIAH THOMAS (Fellow) was born in Bristol

in the year 1836. At an early age he was placed in the office of his maternal grandfather William Armstrong, an architect and surveyor practising in Bristol, and one of the district surveyors for carrying out the local building Acts. On Mr. Armstrong's decease, Mr. THOMAS succeeded him in that appointment and in his general business. Amongst Mr. THOMAS'S earlier engagements was a survey for assessment to the Poor Rate of the large and important parish of St. Philip and Jacob (Out), within the Borough of Bristol, which contained most of the principal manufactories in the city. The successful completion of this undertaking at once gave him a good position in his profession. In 1870 he was associated with Mr. William Sturge and the late Mr. G. C. Ashmead in an appointment by the city magistrates under the provisions of a local Act of Parliament to make a survey of all the rateable property in the entire city for assessment to the Borough Rate. He was subsequently appointed standing surveyor to the "Corporation of the Poor," to advise on all special cases of assessment within the limits of the ancient city, which formed a separate union, exclusive of the out-parishes.

Mr. THOMAS thus acquired a large experience in valuations for rating, which led to his services as a surveyor being often engaged in other localities. He also acquired a thorough knowledge of the value of property in his native city, and was extensively employed in valuations for sale, purchase, and mortgage. Nor was his reputation confined to his own neighbourhood, for he obtained a large practice in a much wider range. He was extensively employed in compensation cases, in the various capacities of adviser, arbitrator, and umpire.

In 1866, Mr. THOMAS was engaged in making the purchases of the properties required for the various

street improvements then being carried out in Bristol, and in 1872 was appointed sole city surveyor, with the unusual privilege of combining private practice with the duties of that office. It was only by dint of unflagging energy, and industry, and by habitually working from nine o'clock in the morning until nine at night that he was enabled to get through his multifarious duties. Mr. THOMAS was gifted with a fine physique and vigorous constitution, an imperturbable temper, and a most retentive memory, which not only gave him a great advantage in his business transactions, but made him an amusing companion, full of anecdote and pleasant reminiscences.

In the last year or two of his life it became evident that Mr. THOMAS'S health was beginning to give way, but he still worked on and would take no rest. Early in 1897 he had a severe fit of gout accompanied by a series of fainting fits, the result of heart disease. Now and then he partially recovered and resumed attention to business. But on the 5th of July last another attack suddenly proved fatal.

Mr. THOMAS was elected a member of The Institution in January 1874.

FREDERICK ERNEST WHATLEY (Fellow) was articled to Mr. John Bravender, a man of some note in his profession. On the enclosure of Bisley Common the apportioning of the land, a work of considerable magnitude and difficulty, was placed in the hands of Mr. Bravender, and Mr. WHATLEY assisted him in carrying this to a successful issue.

On the death of Mr. Bravender he commenced business on his own account, and being widely known and respected worked up a successful connection.

Apart from his profession, Mr. WHATLEY was a keen archæologist. He was also well acquainted with and indeed an authority on the fauna and flora of the locality.

He died at a comparatively early age in January 1898.

FREDERICK MEADOWS WHITE, Q.C. (Honorary Member), was born in 1829, and was educated at Oxford, where he gained the Ellerton University Prize and became a fellow of Magdalen College. He was called to the bar at the Inner Temple in 1853, joined the Home Circuit, and acquired a very extensive practice, particularly in rating, railway, and compensation cases. He became a Q.C. in 1877, and was elected a bencher of the Inner Temple. For many years he was Recorder of Canterbury, and in 1889 went the north-eastern circuit, as a commissioner, in company with Mr. Justice Denman. In 1893 he was appointed Judge of the Clerkenwell County Court, a position he held until a few weeks ago, when he was compelled by ill-health to relinquish it. The estimation in which his work and character were held was shown by his appointment as a member of the Royal Commissions on Tithes and on Vaccination.

He was married in 1867 to Alice Mary Smith (sister of Mr. R. Horton Smith, Q.C., and Judge Lumley Smith, Q.C.), who was well known as an accomplished musician and composer, and who died in 1884. He was himself closely associated with the musical world. He was standing counsel to the Philharmonic Society, a director of the Royal Academy of Music, a member of the Associated Board of the Royal Academy of Music and the Royal College of Music, and his face was well known at

concerts of high-class music. He was also constantly to be seen at the Friday evening lectures at the Royal Institution, of which he was twice appointed a visitor.

Mr. MEADOWS WHITE was a staunch friend to The Institution in the early years, prior to 1881, when it was struggling into notice. He was elected an Associate in February, 1871, being then in almost daily contact with surveyors in connection with leading compensation cases.

As counsel he was distinguished for his clear grasp of principles and his quickness in seizing a point, and had his powers of expression equalled his gifts of apprehension he would probably have climbed to one of the highest positions in his profession.

In May, 1879, he was elected an associate of council, and served on the governing body until May, 1884, when he was succeeded by his brother-in-law Mr. (now Judge) Lumley Smith, Q.C. In this capacity he rendered signal service to The Institution, especially in connection with the complete revision of the by-laws necessitated by the grant of a Royal Charter of Incorporation in August, 1881. In this class of work his skill and foresight were pre-eminent, and it is in a large measure owing to the pains which he bestowed upon the preparation of these new by-laws that the administrative machinery of the Institution has worked so smoothly for so many years past.

Mr. MEADOWS WHITE was not a very frequent speaker at the meetings, nor could he ever be prevailed upon to contribute a Paper to the *Transactions*. His constitutional modesty always restrained his hand as a writer, but in numberless unostentatious ways more suited to his disposition he was ever ready to help forward the work of The Institution.

He took a warm interest in the establishment of the examination system, and his was the hand that drew up the admirable synopses of the law subjects, which, with slight modifications, still stand in the syllabus.

From 1883 to 1887 he acted as examiner in some of the most difficult and onerous of the law subjects, and did not entirely relinquish his position as examiner until 1893. Nothing could exceed the conscientious pains which he bestowed upon his work or his anxiety that the papers in the law subjects should be adjusted to the capacity of the candidates, and be kept within the limits proper for laymen.

Mr. MEADOWS WHITE was made an honorary member at the Ordinary General Meeting of January 8th, 1894, in recognition of his great services to The Institution.

His last appearance among his old surveyor friends was at the Annual Dinner a few months ago. His death took place on Saturday, the 21st May, in the 69th year of his age, to the infinite regret of a wide circle of private and official friends.

THOMAS WRIGHT (Fellow) was a member of the firm of Messrs. Wright and Scruby, of Cambridge. He was born at Upwell, in 1825, and was for 30 years engaged in farming at Fulbourn, removing to Cambridge in 1872, where he engaged in practice as a land agent and valuer. In 1884 Mr. WRIGHT went into parternship with Mr. W. T. Scruby, with whom he remainded associated until his death. He was elected a Fellow of The Institution in December, 1888.

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Agricultural Gazette, Editor of the	"The Agricultural Gazette," 1897-98.
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Arnold, W.	"The Agricultural Holdings Act, 1883."
Arnott, J.	"The Land Tax."
Bath and West of England Society, and Southern Counties Association ...	"Journal," 1897-98.
Bedford, His Grace the Duke of	"A Great Agricultural Estate."
Bell's Weekly Messenger, Editor of	"Bell's Weekly Messenger," 1897-98.
British Architect, Editor of the	"The British Architect," 1897-98.
Brown, F. J. & A. M. ...	"Farmers' Annual Account Book," 5th Ed.
Builder, Editor of the ...	"The Builder," 1897-98.
Building News, Editor of the	"The Building News," 1897-98.
Butterworth & Co.	"Law of Arbitrations," J. H. Redman. "Law of Copyholds," J. Scriven.
Chartered Institute of Patent Agents	"Transactions," 1897-98.
Clancey, J. C.	"Aid to Land Surveying" (in English and Burmese).
Coleman, T. E.	"Price Book of Approximate Estimates." "Stable Sanitation and Construction."

Cousins, H. H.	"The Chemistry of the Garden."
Curtis, C. E.	"Practical Forestry," 2nd Ed.
Dafforn, G. B.	"Westmonasterium, or the History and Antiquities of the Church of St. Peter, Westminster," 1723. 2 vols.
Davis, J.	
Estates Gazette, Editor of the	"The Estates Gazette," 1897-98.
Farmers' Club	"Journal," 1897-98.
Field, Editor of the ...	"The Field," 1897-98.
Fletcher, B. F.	"The Influence of Material on Architecture."
Fox, C. E.	"Antiquities of Halifax." By T. Wright, 1738. "Description of Ely." By G. Miller, 1808.
Grantham, R. F.	"Sea Defences."
Harston, A.	"A Description of the Blackwall Tunnel."
Hay, D., and Fitzmaurice, M.	"The Blackwall Tunnel."
Horticulture, Journal of, Editor of the	"The Journal of Horticulture," 1897-98.
Italian Minister of Public Works	"Journal of the Civil Engineers of Rome," 1897-98.
Institution of Civil Engineers	"Proceedings," 1897-98.
Institution of Junior Engineers	"Transactions," 1897-98.
Institution of Mechanical Engineers	"Proceedings," 1897-98.
Institution of Surveyors, New South Wales ...	"Journal," 1897-98.
Institution of Surveyors, Tasmania	"Journal," 1897-98.
Invention, Editor of ...	"Invention," 1897-98.
Iron, Editor of	"Iron," 1897-98.
Land and Water, Editor of	"Land and Water," 1897-98.
Land Agents' Record, Editor of the	"Land Agents' Record," 1897-98. "Hints to Young Valuers," by A. R. Craggs and J. R. V. Marchant.
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North of England Institute of Mining and Mechanical Engineers .. .. } "Transactions," 1897-98.

Perks, S. ... ... "Party Structures."

Property Market Review, Editor of the ... ... } "Property Market Review," 1897-98.

Rea, J. T. ... ... "Building in St. Lucia."

Redman, J. H. ... ... "Arbitrations and Awards," 3rd Ed.

Richards, H. C., M.P., and Soper, J. P. H. ... ... } "Law and Practice of Compensation."

Robinson, L. S. ... ... { "Le Mecanisme du Lit Fluvial," by J. Lokhtine.

Royal Agricultural Society of England ... ... } "Journal," 1897-98.

Royal Engineers' Institute "Professional Papers."

Royal Geographical Society of Australasia ... ... { "Proceedings and Transactions of the Queensland Branch of the Royal Geographical Society of Australasia

Royal Institute of British Architects... ... ... } "Journal," 1897-98.

Royal Scottish Arboricultural Society ... ... } "Transactions."

Royal Statistical Society ... "Transactions," 1897-98.

Sanitary Institute ... ... "Journal," 1897-98.

Société des Géomètres of France ... ... } "Journal," 1897-98.

Spon, E and F. N.... ... { "Architects and Builders' Price Book," 1898. "Engineers and Contractors' Diary and Year Book," 1898. "Specifications in Detail," by F. W. Macey.

Stanger, W. H., and Blount, B. ... ... } "The Adulteration of Portland Cement."

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Swain, E. and F. ... ... { "Journal of the Geological Society" (Nos. 209-212 and Index).

Thompson, H. S. ... ... "The Rural Cyclopædia" (16 volumes).

Timber Trades' Journal, Editor of the	... ...	"Timber Trades' Journal," 1897-98.
Warington, E.	... ...	"Compensation for the Use of Foods and Manures."
Wenborn, S. T.	... ...	"History and Description of St. Lucia."
Wilson, F. P.	... ...	"Law of Landed Estates," by S. Wright. "Law and Practice of Compensation," by H. C. Richards and J. P. H. Soper.

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Ashenden, L. T. ...	2	2	0
Beattie	2	2	0
Beattie, W. H. ...	2	2	0
Boord, W. B. ...	2	2	0
Brown, F.	2	2	0
Butler, C.	2	2	0
Chamberlain, A. G. R.	2	2	0
Cobbe, H. A. ...	2	2	0
Connor, G. H. A. ...	2	2	0
Cooper, J. A. ...	2	2	0
Daniel, H. W. ...	2	2	0
Davidson, J. T. ...	2	2	0
Durlacher, A. P. ...	2	2	0
Easter, W.	2	2	0
Egginton, D. ...	2	2	0
Fisher, R.	2	2	0
Foster, H. M. ...	2	2	0
Fowler, A. M. ...	2	2	0
Galbraith, L. H. ...	2	2	0
Glendinning, G. R. ...	2	2	0
Goldsmith, D. F. ...	2	2	0
Green, A. E. ...	2	2	0
Greenfield, F. J. ...	2	2	0
Hammond, R. W. ...	2	2	0
Hardwick, A. J. ...	2	2	0
Harrison, C.	2	2	0
Harrison, H. B. ...	2	2	0
Harrison, J. E. ...	2	2	0
Haywood, S. S. ...	2	2	0
Hicks, W. R. ...	2	2	0
Hollis, W. D. ...	2	2	0
Howatt, W.	2	2	0
Jenkinson, W. E. R.	2	2	0
Jerome, T. S. ...	2	2	0
Jones, E. J.	2	2	0
Kibblewhite, H. J. T.	2	2	0
Knight, H. S. ...	2	2	0
Knox, A.	2	2	0
Lake, C. J.	2	2	0
Leane, W. B. ...	2	2	0
Leather, W. B. ...	2	2	0
Lee, H.	2	2	0
Leese, V.	2	2	0
Lovegrove, C. G. ...	2	2	0
Mallinson, C. H. ...	2	2	0
Marchant, R. C. ...	2	2	0
Martin, A. W. ...	2	2	0
Moore, Algernon ...	2	2	0
Moxon, H. W. ...	2	2	0
Nicholson, E. ...	2	2	0
Ogilvie, R. M. ...	2	2	0
Oldnall, R.	2	2	0
Osbourn, E.	2	2	0
Parks, W.	2	2	0
Pearce, C. F. ...	2	2	0
Perkins, [illegible]	2	2	0
Piercy, F. O. ...	2	2	0
Pinfold, F. A. ...	2	2	0
Pinney, F. W. D. ...	2	2	0
Pyle, B. T. R. ...	2	2	0
Raves, B. A. ...	2	2	0
Robertson, W. W. ...	2	2	0
Rogers, H. M. ...	2	2	0
Rook, J. T.	2	2	0
Russell, C. H. ...	2	2	0
St. Aubyn, B. M. ...	2	2	0
Scott, R.	2	2	0
Shearburn, H. ...	2	2	0
Shufflebotham, J. H.	2	2	0
Simpson, L. S. ...	2	2	0
Smellie, G.	2	2	0
Stevenson, A. ...	2	2	0
Stimson, H. P. ...	2	2	0
Stoneham, E. R. ...	2	2	0
Stubbing, R. W. ...	2	2	0
Tate, J. G.	2	2	0
Taylor, E. C. ...	2	2	0
Taylor, R.	2	2	0
Trafford, F. C. ...	2	2	0
Usher, C. R.	2	0	0
Warner, W. H. ...	5	5	0
Woolnough, T. ...	2	2	0

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JUNE 1st, 1898.

Honorary Members.

Date of Election and of Transfer.		
1897, Feb. 17	ADDINGTON, THE RIGHT HON. LORD	24, Prince's Gate, S.W.
1895, Jan. 21	BEDFORD, HIS GRACE THE DUKE OF	15, Belgrave Square, S.W.
1893, Mar. 20	CARRINGTON, THE RIGHT HON. THE EARL, G.C.M.G. . . .	50, Grosvenor Street, W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Blankney Hall, near Lincoln.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1883, May 21	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
A. '81, Mar. 21 H.M. '86, Mar. 8	GRANTHAM, THE HON. SIR WILLIAM	100, Eaton Square, S.W.
A. '80, Dec. 13 H.M. '95, May 13	GULLY, THE RIGHT HON. WILLIAM COURT	Speaker's House, Palace of Westminster, S.W.
A. '80, Dec. 13 H.M. '95, Nov. 11	JAMES OF HEREFORD, THE RIGHT HON. LORD	41, Cadogan Square, S.W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF, G.C.M.G. . . .	43, Grosvenor Place, S.W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B..	19, South Audley Street, W.
A. '69, Jul. 26 H.M. '71, Feb. 27	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B. . . .	6, Wetherby Gardens, South Kensington, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	Royal Agricultural College, Cirencester.
A. '69, Feb. 22 H.M. '94, Feb. 19	PHILBRICK, HIS HONOUR JUDGE FREDERICK ADOLPHUS, Q.C. .	Barwick House, Yeovil, Somerset.
A. '79, April 28 H.M. '92, Dec. 5	SMITH, HIS HONOUR JUDGE LUMLEY, Q.C.	25, Cadogan Square, S.W.
1893, Jan. 9	WANTAGE, THE RIGHT HON. LORD, V.C., K.C.B. . . .	Overstone Park, Northampton.

Total number of Honorary Members, 16.

Fellows.

Diploma Number.	Date of Election and of Transfer.	The names of those Fellows who have qualified for the Class by Examination are distinguished thus	
1559	1889, Jan. 28	ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
1034	1884, Jan. 14	ABBOTT, ROBERT THOMAS G. .	Whitley House, Malton, Yorkshire.
2740	1895, Sept. 2	ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
1499	1888, Nov. 26	ABBOTT, WILLIAM	24, Coleman Street, E.C., and Holbeach, Lincs
2449	A. '91, Nov. 4 F. '95, Jan. 21	*ABRAMS, BENJAMIN PERCY . .	Bevois House, 28A, Basinghall Street, E.C.
2741	1895, Sept. 2	ADAIR, JOHN OLPHERT . . .	Ballynoe, Tullow, Co. Clare.
3171	1897, Oct. 27	ADAM, THOMAS	27, Union Street, Glasgow.
1105	1884, Feb. 25	ADAMS, HENRY, M.I.C.E. . .	60, Queen Victoria Street, E.C.
1504	1888, Dec. 10	ADDIE, PETER	The Council House, Bristol.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER .	Powis Castle Estate Office, Welchpool, Montgomeryshire.
2489	A. '88, Jan. 9 F. '91, Jan. 5	*†ADKIN, BENAIAH WHITLEY . .	14, Queen Street, Cheapside, E.C.
664	A. '81, Dec. 19 F. '86, Dec. 8	ADKIN, CHARLES DUNCAN . .	Wantage, and Abingdon, Berks.
3057	1896, Oct. 28	ALCOCK, SAMUEL	20, Prospect Vale, Fairfield, Liverpool.
2742	1895, Sept. 2	ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
2743	1895, Sept. 2	ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.
3004	1896, Jan. 21	ALEXANDER, ROBERT ARTHUR .	Glenmore, Drogheda, Co. Meath.
1479	1888, Apr. 30	ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
1912	1891, Jan. 17	ALLPORT, WILLIAM	Bedford Mansions, Henrietta Street, Covent Garden, W.C.
2503	A. '92, Nov. 28 F. '93, Nov. 13	*AMOS, FRANK.	3, The Parade, Canterbury, Kent.
2744	1895, Sept. 2	ANDERSON, ALEX. CAREW . .	Ballymountain House, Ferrybank, Waterford.
3172	1897, Oct. 27	ANDERSON, ROBERT	95, Bath Street, Glasgow.
597	A. '81, Jan. 10 F. '84, Mar. 10	ANDERSON, ROBERT, JUN. . .	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES . .	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
1634	A. '89, Nov. 25 F. '92, Nov. 14	*ANSCOMBE, ERNEST	14, Constantine Road, Hampstead, N.W.
198	1869, May 3	ARDING, CHARLES B., A.R.I.B.A.	22, Surrey Street, Strand, W.C.
2649	A. '94, Oct. 30 F. '96, May 11	*ARIS, JOHN WHITTON . . .	Loys Weedon House, near Towcester, Northamptonshire.
1133	1884, Apr. 21	ARMISTEAD, RICHD., A.M.I.C.E.	118, Main Street, Bingley, Yorkshire.
2745	1895, Sept 2	ARMSTRONG, ALEXANDER MOORE, CAPT.	Culmore House, Kilrea, Co. Londonderry.
3005	1896, Jan. 21	ARMSTRONG, ELLIOTT GRAHAM .	Rent Office, Ahascragh, Co. Galway.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN . .	14, Hawthorn Terrace, Newcastle-on-Tyne.
1780	1890, Feb. 24	ARMYTAGE, GEORGE JOHN . .	Kirklees Park, Brighouse, Yorkshire.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1505	1888, Dec. 10	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, Hants.
1709	1890, Feb. 10	ARNOLD, WILLIAM	23, George Street, Tamworth, and Grenville Buildings, 12, Cherry Street, Birmingham.
1280	A. '85, Dec. 7 / F. '96, Jan. 20	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
1541	1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING .	Uppington, Wellington, Salop.
2151	1891, Nov. 4	AULT, EDWIN	47, Victoria Street, Westminster, S.W.
2152	1891, Nov. 4	AUSTEN, FRANK	Marling Place, Wadhurst, Sussex.
1793	1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
1408	A. '87, Dec. 19 / F. '91, Oct. 15	*AUSTIN, RICHARD, JUN.. . .	Bishop's Waltham, Hants.
404	1875, Nov. 8	AUSTIN, RUSSELL GARDENER .	Hertford.
1913	1891, Jan. 17	AYNSLEY, ROBERT JOHN. . .	Gosforth, Newcastle-on-Tyne, Northumberland.
798	A. '82, Apr. 24 / F. 90, Apr. 14	AYRES, CHARLES PRYOR. . .	14, High Street, Watford, Herts.
1914	1891, Jan. 17	BACON, FRANK MACE . . .	Attleborough, Norfolk.
1915	1891, Jan. 17	BACON, HORACE	Attleborough, Norfolk.
140	A. '68, Nov. 2 / F. '87, Feb. 7	BADCOCK, PHILIP	9, Whitehall Place, S.W.
1767	1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Fundenhall Grange, Norwich, Norfolk
665	A '81, Dec. 19 / F. '89, Nov. 11	BAILEY, LEONARD	Chartleigh, Barrow Green Road, Oxted, Surrey.
2566	A. '93, Oct. 4 / F. '96, Feb. 17	*BAILEY, LOUIS HEWITT . . .	Athenæum Buildings, Friar Street, Reading, Berks.
2057	1891, May 23	BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
2747	1895, Sept. 2	BAILLIE, JOHN ROBERT. . .	Dunfanaghy, Co. Donegal.
1506	1888, Dec. 10	BAINBRIDGE, ROBERT STAGG .	Keverstone, near Staindrop, Durham.
2153	1891, Nov. 4	BAINES, MATTHEW TALBOT . .	Estate Office, Brodsworth, Doncaster, Yorks.
1005	A. '83, Dec. 17 / F. '84, Dec. 8	BAIRD, JONATHAN PEEL . . .	Estate Offices, Whitekirk, Southbourne, Christchurch, Hants.
2748	1895, Sept. 2	BALDWIN, CHAMBRÉ CORCOR THOMAS	7, Leinster Street, Dublin.
1690	A. '90, Jan. 6 / F. '91, Dec. 7	*BALL, WILLIAM ALFRED . .	Osborne House, Albany Park, Kingston-on-Thames.
479	1877, Mar. 12	BALLS, JAMES MAYHEW . . .	Castle Hedingham, Essex.
1879	A. '90, Nov. 22 / F. '93, Nov. 13	*BANCROFT, FREDERICK HERBERT	88, Mosley Street, Manchester.
1560	1889, Jan. 28	BANCROFT, HENRY, M.I.C.E. .	88, Mosley Street, Manchester.
2156	1891, Nov. 4	BANKS, JOHN	Kendal, Westmoreland.
1916	1891, Jan. 17	BANKS, THOMAS	60, King Street, Manchester.
606	1881, Feb. 7	BANNISTER, THOMAS. . . .	Limehurst, Hayward's Heath, Sussex.
712	1882, Jan. 30	BARFIELD, FREDERIC HENRY .	56, Lancaster Road, Stroud Green, N.
1259	1885, Mar. 9	BARKER, CALEB	Estate Office, Shadwell, Thetford.
1985	1891, Mar. 14	BARKER, HORACE RICHARD . .	13, Lowndes Street, Belgravia, S.W.
1661	A. '89, Dec. 9 / F. '91, June 29	*BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Chesterfield.
983	1883, Dec. 17	BARNES, JOHN WILLIAM JAMES	Friar Lane, Nottingham.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1307	1886, Feb. 22	BARNES-WILLIAMS, T., F.R.I.B.A.	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
2157	1891, Nov. 4	BARR, JAMES, M.I.C.E.	221, West George Street, Glasgow.
2158	1891, Nov. 4	BARRATT, FREDERICK WILLIAM	The Vestry Hall, Bethnal Green, E.
2749	1895, Sept. 2	BARRINGTON, JOHN BEATTY	Limerick.
2159	1891, Nov. 4	BARROW, THOMAS ROBERT	Post Office Avenue, Southport, Lancashire.
118	1868, Aug. 17	BARRY, CHARLES, F.R.I.B.A.	1, Victoria Street, S.W.
1917	1891, Jan. 17	BARRY, DENNETT HEBER	Selborne Chambers, 14, Bell Yard, Temple Bar, W.C.
2058	1891, May 23	BARTON, HARRY HOWELL	17, Guildhall Street, Folkestone, Kent.
2750	1895, Sept. 2	BARTON, HENRY DUPRÉ MALKIN	The Bush, Antrim.
2751	1895, Sept. 2	BARTON, ROBERT CULLEY	Millmount Road, Mullingar, West Meath.
2562	1893, Oct. 4	BARTON, JOHN GEORGE	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
1056	1884, Jan. 28	BATE, THOMAS	Salusbury House, 87, High Road, Kilburn, N.W.
1986	1891, Mar. 14	BATEY, HENRY SIMPSON	51, King Street, Manchester.
726	1882, Feb. 13	BATH, FRED., F.R.I.B.A.	Crown Chambers, Salisbury, Wilts.
1918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
2161	1891, Nov. 4	BATSTONE, ROWLAND ROBERT	110, Cannon Street, E.C.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS	17, Hart Street, Bloomsbury, W.C., and Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, T., F.R.I.B.A.	47, Chancery Lane, W.C.
2162	1891, Nov. 4	BATTING, WALTER	7, John Street, Adelphi, W.C.
2481	1892, Feb. 26	BAXTER, GEORGE.	1, Frederick's Place, E.C., and Guildford.
1881	A. 90, Nov. 22 / F. '98, Feb. 7	*BEADEL, MAURICE FREDERICK	97, Gresham Street, E.C.
2163	1891, Nov. 4	BEALE, ROBERT J., A.R.I.B.A.	9, Victoria Street, S.W.
2753	1895, Sept. 2	BEAMISH, WILLIAM HENRY	17, South Mall, Cork.
1282	A. '85, Dec. 7 / F. '89, Nov. 11	*BEARD, EDWIN THOMAS	Wallsend, Pevensey, Sussex.
3292	1898, Feb. 18	BEATTIE, WILLIAM HALDEN	11, Glencairn Crescent, Edinburgh.
3173	1897, Oct. 27	BEATTIE, WILLIAM HAMILTON	136, George Street, Edinburgh.
1450	1888, Feb. 6	BEAUMONT, CHARLES	East Bridgford, near Nottingham.
136	1868, Nov. 2	BEAUMONT, GEORGE	East Bridgford, near Nottingham.
2164	1891, Nov. 4	BECK, ARTHUR CLEMENT	Castle Rising, King's Lynn, and Sandringham.
1457	1888, Feb. 20	BECK, EDWARD WILLIAM	City Chambers, Norwich.
2165	1891, Nov. 4	BECK, FRANK REGINALD	Sandringham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON	3, Cook Street, Liverpool.
959	A. '83, May 25 / F. '87, May 23	*BEDELLS, CHARLES HERBERT	6, John Street, Bedford Row, W.C.
317	1873, Dec. 8	BEESTON, FRED., F.R.I.B.A.	30, Lincoln's Inn Fields, W.C.
1433	1888, Jan. 9	BEKEN, GEORGE	2, Circus Place, London Wall, E.C.
1987	1891, Mar. 14	BEKEN, WALTER	2, Circus Place, London Wall, E.C.
1594	A. '89, Feb. 25 / F. '95, Dec. 9	*BELCHER, EDWARD JOHN	Wantage, Berks.
2652	A. '94, Oct. 30 / F. '98, May 16	*BELL, HERBERT OWEN	9, Victoria Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1458	1888, Feb. 20	BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
1662	A. '89, Dec. 9 / F. '94, Apr. 2	*BELLINGHAM, ARCHIBALD TURNER	Cheveley Estate Office, Newmarket, Cambridgeshire.
388	1875, Mar. 1	BENNETT, THOMAS OATLEY . .	Bruton, Somerset.
1212	A. '84, Nov. 10 / F. '90, Dec. 8	*BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard, Cornwall.
1214	1884, Dec. 8	BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
984	1888, Dec. 17	BETTRIDGE, EDWARD	28, Waterloo Street, Birmingham.
2505	A. '92, Nov. 28 / F. '94, Oct. 10	*BEVEN, SEPTIMUS	59 and 60, Chancery Lane, W.C.
1239	1885, Jan. 12	BICKERTON, GEORGE ARTHUR .	12, Cheapside, E.C.
190	1869, Mar. 22	BIDWELL, CHARLES . . . . (*Member of Council*)	Ely, Cambridgeshire.
2625	A. '94, Feb. 22 / F. '96, Feb. 3	*BIDWELL, JOHN EVANS . . .	St. Mary's, Ely, Cambridgeshire.
3037	1896, June 2	BIGGER, JOHN JAMES EASTWOOD	Fairymount, Dundalk, Ireland.
2167	1891, Nov. 4	BILSON, JOHN, F.R.I.B.A. . .	23, Parliament Street, Hull.
2059	1891, May 23	BINGHAM, ALFRED JOHN . .	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
1919	1891, Jan. 17	BINGHAM, FREDERICK HENRY .	5, Bolton Street, Piccadilly, W.
396	1875, Apr. 12	BINGHAM, REUBEN	5, Bolton Street, Piccadilly, W.
131	1868, Oct. 26	BINNIE, THOMAS	207, Hope Street, Glasgow.
2569	A. '93, Oct. 4 / F. '95, Apr. 29	*BIRCH, RICHARD ELWYN . .	91, Victoria Street, S.W.
1330	A. '86, Dec. 6 / F. 89, Nov. 11	*BIRCH, WALTER DE HOGHTON .	Hoghton Estate Office, Walton Hall, Preston. Lancashire.
1490	1888, Nov. 12	BIRD, JAMES BINFIELD . . .	West Cowes, Isle of Wight, and 28, Queen Street, E.C.
1636	1889, Dec. 9	BIRD, JOHN	Brampton, Huntingdon.
1154	1884, May 5	BIRD, WALTER	61, Edgware Road, W.
1351	A. '87, Jan. 10 / F. '89, Feb. 25	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
1794	1890, May 29	BISHOP, CHARLES	Regent Circus, Swindon, Wilts.
2568	1893, Oct. 4	*BLACKBOURN, HENRY . . .	6, Queen Anne's Gate, S.W.
1826	1886, Dec. 6	BLACKFORD, ARTHUR . . .	61 & 62, Chancery Lane, W.C.
2754	1895, Sept. 2	BLACKLEY, TRAVERS ROBERT .	Drumbar, Cavan, Ireland.
3200	A. '97, Oct. 26 / F. '98, June 6	*BLAKE, EDWIN HOLMES . . .	27, Great George Street, S.W.
1262	1885, Mar. 23	BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
2168	1891, Nov. 4	BLAKE, GEORGE	Stradey Estate Office, New Road, Llanelly.
883	1883, Feb. 12	BLAKE, WILLIAM JOHN, JUN. .	45, High Street, Croydon.
778	1882, Mar. 13	BLAKEMORE, WILLIAM AGUTTER	6, Duke Street, Adelphi, W.C.
2755	1895, Sept. 2	BLAKENEY, ROBERT EDWARD .	Arm Lodge, Castlerea, Co. Roscommon.
1057	1884, Jan. 28	BLASHILL, THOMAS, F.R.I.B.A..	London County Council, Spring Gardens, S.W.
2169	1891, Nov. 4	BLENCOWE, GEORGE	Bury St. Edmunds.
2170	1891, Nov. 4	BLETSOE, HENRY HOPKINSON .	Thrapstone, Oundle.
1988	1891, Mar. 14	BLIZARD, JOHN HY., A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
511	A. '78, May 13 / F. '87, Mar. 7	BLOSSE, EDWARD F. LYNCH .	Charles Street Chambers, Cardiff.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2171	1891, Nov. 4	BLYTON, GEORGE.	16, The Hawthorns, Church End, Finchley, N.
768	A. '82, Feb. 28 / F. '89, Nov. 11	BOA, ANDREW	Great Thurloe, Newmarket, Suffolk.
1882	A. '90, Nov. 22 / F. '93, Aug. 9	*BODY, ARTHUR, A.R.I.B.A.. .	15, Princess Square, Plymouth, Devon.
1452	1888, Feb. 6	BODY, JOHN BOND	15, Princess Square, Plymouth.
830	1874, Feb. 2	BOLAM, CHARLES GODFREY . .	Estate Office, Boughton House, Kettering, Northamptonshire, and 82 & 83, Palace Chambers, S.W.
450	1876, May 8	BOLAM, WILLIAM THOMAS . .	Cross House, Westgate Road, Newcastle-upon-Tyne.
408	1875, Dec. 13	BOLDEN, JOHN LEONARD . .	Duchy of Lancaster Office, Lancaster Place, W.
2060	1891, May 28	BOND, DOUGLAS VALE . . .	22, Surrey Street, Strand, W.C.
199	1869, May 3	BOND, ERASMUS	Combe Lodge, Kingston Hill, Surrey.
813	1882, May 22	BOOKER, ALGERNON ERSKINE .	Albion House, Hyde Park Square, W.
2653	A. '94, Oct. 30 / F. '95, Nov. 1	*BOOTH, GILBERT WILLIAM . .	35, Queen Victoria Street, E.C.
2172	1891, Nov. 4	BOOTHBY, HENRY VERNON . .	Estate Office, Keele, Newcastle, Staffordshire.
632	1881, Dec. 19	BOTTERILL, WILLIAM . . .	23, Parliament Street, Hull.
1883	A. '90, Nov. 22 / F. '91, June 29	*BOULTING, FREDERICK EDWARD	9, Moorgate Street, E.C.
1795	1890, May 29	BOURNE, ROBERT ELLIOTT . .	Elwell, Totnes, Devon.
1507	1888, Dec. 10	BOWDEN, JOHN	14, Ridgefield, Manchester.
2173	1891, Nov. 4	BOWDICH, JOHN	24, Coleman Street, E.C.
1777	1890, Apr. 14	BOWDITCH, HENRY	103, George Street, Croydon.
1778	1890, Apr. 14	BOWLEY, JOHN CROSS . . .	Norman Terrace, Hastings.
3031	1896, June 2	BOWEN, EDWARD FERGUSON . .	Glendine, Arthurstown, Co. Waterford.
1491	1888, Nov. 12	BOWMAN, JOHN JAMES . . .	Estate Office, Netherby, Carlisle.
3185	1897, Oct. 27	BOXSHALL, HENRY EDWIN . .	Horse Guards, Whitehall, S.W.
1685	1890, Jan. 6	BOYD, JOHN JERMYN . . .	125, Piccadilly, W.
2756	1895, Sept. 2	BOYD, WILLIAM HENRY . . .	Ballymacool, Letterkenny.
1476	1888, Apr. 16	BOYES, HY. COWELL, F.R.I.B.A.	Ormond House, Great Trinity Lane, Queen Victoria Street, E.C.
1325	1886, Nov. 22	BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells, Kent.
1884	A. '90, Nov. 22 / F. '92, May 30	*BRACKETT, FREDERICK HENRY.	27, High Street, Tunbridge Wells, Kent.
870	1883, Jan. 29	BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells, Kent.
2174	1891, Nov. 4	BRADFORD, WALTER	19, Westbrook, Canterbury Road, Margate, Kent
2654	A. '94, Oct. 30 / F. '95, July 29	*BRADLEY, JAMES WILLIAM, A.M.I.C.E.	Borough Engineer's and Surveyor's Office, Town Hall, Wolverhampton.
2175	1891, Nov. 4	BRADLEY, WILLIAM EDWARD .	The Hall, Ebberston, York.
2571	A. '98, Oct. 4 / F. '97, Feb. 8	*BRADSHAW, HARRY GREAVES .	28, Barton Arcade, St. Ann's Square, Manchester
2757	1895, Sept. 2	BRADSHAW, ROBERT MACNEVIN .	25, South Frederick Street, Dublin.
1562	1889, Jan. 28	BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport, Cheshire.
1524	A. '88, Dec. 10 / F. '93, Nov. 13	*BRADY, RALPH HOLLINSHED .	78, Cross Street, Manchester.
1989	1891, Mar. 14	BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport, Cheshire.
1897	1887, Dec. 5	BRAILSFORD, HENRY. . . .	Park Nook, near Derby.

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1441	1888, Jan. 23	BREACH, BENJAMIN I'ANSON .	29, Fleet Street, E.C.
2924	1895, Oct. 24	*BREEDS, ARTHUR OWEN . .	62, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	BRERETON, FRANC S., F.R.I.B.A.	292, High Holborn W.C.
2176	1891, Nov. 4	BRERETON, THOMAS BLOOMFIELD SADLEIR	292, High Holborn, W.C.
1920	1891, Jan. 17	BREWER, FRANK JOHN, F.R.I.B.A.	2, Upper Hill Street, Richmond, Surrey.
1921	1891, Jan. 17	BRIANT, ROBERT	200, Kennington Park Road, S.E.
2758	1895, Sept. 2	BRIDGE, HENRY POWELL . .	Dungar Park, Roscrea, Tipperary.
829	1882, Dec. 18	BRIDGEWATER, BENTLEY JAMES	80, Cheapside, E.C.
1870	1887, Feb. 21	BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
1309	1886, Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
2506	A. '92, Nov. 28 / F. '96, Jan. 6	*BRINKWORTH, ROBERT EDWIN .	St. Mary's Street, Chippenham, Wilts.
953	1883, May 25	BRINSLEY, GEORGE	30 and 31, New Bridge Street, E.C.
2759	1895, Sept. 2	BROADLEY, EDWARD BARRY. .	73, South Mall, Cork.
2177	1891, Nov. 4	BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden, Lancashire.
2178	1891, Nov. 4	BRODRICK, FREDERICK STEAD .	Cogan Chambers, Bowl Alley Lane, Hull.
2760	1895, Sept. 2	BROOKE, ARTHUR	White House, Killybegs, Co. Donegal.
1990	1891, Mar. 14	BROOKS, CHARLES W., A.R.I.B.A.	63, Finsbury Pavement, E.C.
2938	A. '95, Oct. 24 / F. '97. Nov. 8	*BROOKS, JOHN MCMULLEN . .	4, Queen Victoria Street, E.C.
1834	1890, Nov. 22	BROSTER, ROBERT BUCK . .	Craven Bank Chambers, North Street, Keighley.
2135	A. '91, May 23 / F. '93, May 29	*BROWN, ALEXANDER BURNETT .	Amberley House, Norfolk Street, Strand, W.C.
1664	A. '89, Dec. 9 / F. '95, Mar. 18	*BROWN, ARTHUR MACDONALD .	Tring, Herts.
1500	1888, Nov. 26	BROWN, FRANK JOHN . . .	Tring, Herts.
63	1868, Jul. 13	BROWN, GEORGE	Roborough House, Barnstaple, Devonshire.
664	1881, Dec. 19	BROWN, GEORGE JAMES . . .	34, Great George Street, S.W.
933	1883, April 30	BROWN, JOHN POWLES . . .	21, East Street, Hereford.
178	1869, Feb. 22	BROWN, THOMAS F., M.I.C.E. .	Guildhall Chambers, Cardiff.
2061	1891, May 23	BROWN, WILLIAM . . .	138, West Regent Street, Glasgow.
2761	1895, Sept. 2	BROWNE, ERNEST H. . . .	Brookfield, Tullamore.
1142	A. '84, Apr. 21 / F '90, Apr. 14	BROWNE, FLINT	30, Watling Street, E.C.
2762	1895, Sept. 2	BROWNLOW, CHARLES . . .	Mountstewart, Newtownards.
2763	1895, Sept. 2	BROWNLOW, CLAUDE. . . .	Glenada, Newcastle, Co. Down.
1046	A. '84, Jan. 14 / F. '90, Mar. 24	BRUCE, ROBERT KNIGHT . .	Mentmore Estate Office, Leighton Buzzard, Bucks.
2482	1892, Feb. 26	BRUTON, HENRY WILLIAM . .	Albion Chambers, Gloucester.
2180	1891, Nov. 4	BRYDEN, ROBERT A., F.R.I.B.A.	212, St. Vincent Street, Glasgow.
1291	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
77	1863, July 13	BUCK, ALBERT . . . . . *(Member of Council)*	Worcester.
1542	1889, Jan. 14	BUCK, HERBERT WILSON . .	Pierpoint Street, Worcester.
1284	A '85, Dec. 7 / F. '89, Jan. 14	*BUCKLAND, ALFRED VIRGOE. .	8, Frederick's Place, Old Jewry, E.C.

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270	1871, Dec. 18	BUCKLAND, FRANK BOWRY . .	Windsor.
1684	1890, Jan. 6	BUCKLAND, HENRY DUNEAU .	4, Bloomsbury Square, W.C., and Windsor.
2136	A. '91, May 23 / F. '94, Oct. 10	*BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
2181	1891, Nov. 4	BULL, ALFRED EDWIN . . .	35, Craven Street, Charing Cross, W.C.
2182	1891, Nov. 4	BULL, WALTER	35, Old Jewry, E.C.
1922	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.
1215	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
2764	1895, Sept. 2	BURKE, HENRY ANTHONY . .	Drumkeen, Ballinamallard, Co. Fermanagh.
2765	1895, Sept. 2	BURKE, WILLIAM CREAGHE .	Ballinrobe, Co. Mayo.
1796	1890, May 29	BURMESTER, JOHN WILLIAM STANLEY, F.R.I.B.A. . . .	30, Lincoln's Inn Fields, W.C.
2188	1891, Nov. 4	BURNET, FRANK	180, Hope Street, Glasgow.
1797	1890, May 29	BURNETT, ALFRED ANDREW .	2, High Street, Southampton.
685	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 13	‡BURNETT, GEORGE JOHN MULCASTER.	Elstree Cottage, Elstree, Herts.
3055	C.F. '96, June 2 / F. '97, June 28	BURNS, GAVIN JAMES . . .	Royal Engineer Office, The Nothe, Weymouth.
879	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	30, Lincoln's Inn Fields, W.C., and 16, Lowe Berkeley Street, W.
1832	A. '86, Dec. 6 / F. '90, Jan. 6	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
2940	A. '95, Oct. 24 / F. '97, Jan. 11	*BURTON, AMOS, A.M.I.C.E. . .	Borough Engineer's Office, Hanley, Staffordshire
1411	A. '87, Dec. 19 / F. '91, May 25	*BUSHELL, HENRY	33, New Bridge Street, E.C.
2766	1895, Sept. 2	BUTLER, WALTER SELBY . .	Green Mount, Castle Bellingham, Co. Louth.
323	1874, Jan. 5	BUZZARD, ALFRED LINDSEY. .	22, Surrey Street, Strand, W.C.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield and 16, Great George Street, S.W.
2784	1891, Nov. 4	CABLE, JAMES M.	11, Acre Lane, Brixton, S.W.
1638	1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Tooley Street, Southwark, S.E.
2185	1891, Nov. 4	CALVERT, ARTHUR RICHARD .	14, Low Pavement, Nottingham.
1798	1890, May 29	CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's, Lancashire.
2942	A. '95, Oct. 2 / F. '96, Dec. 7	*CAMPBELL, HUGH BRUCE . .	Aldwark, Easingwold, Yorks.
1377	1887, Mar. 7	CANNING, WILLIAM BROWNE .	Salisbury, and Elston, near Devizes.
787	A. '82, Mar. 27 / F. '84, Jan. 14	CARD, HENRY CURTIS . . .	North Street, Lewes, Sussex.
2483	1892, Feb. 26	CARDONA, JOSEPH, JUN. . . .	Waterport Street, Gibraltar.
1799	1890, May 29	CAREW, JOHN THEODORE . .	22, Surrey Street, Strand, W.C.
900	A. '82, Apr. 24 / F. '83, Jan. 15	CARPENTER, EVAN GEORGE .	45, High Street, Croydon, Surrey.

‡ Special Forestry Certificate.

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232	A. '70, Feb. 7 / F. '80, Nov. 22	CARRITT, ERNEST, A.R.I.B.A. .	57, Lincoln's Inn Fields, W.C.
2768	1895, Sept. 2	CARROLL, JOSEPH HATTON . .	80, South Mall, Cork.
2767	1895, Sept. 2	CARROLL, THEODORE FREDERICK	80, South Mall, Cork.
2769	1895, Sept. 2	CARSON, WILLIAM B. . . .	3, Willow Bank, Kingstown.
2187	1891, Nov. 4	CARSWELL, WILLIAM . . .	Capesthorne, Chelford, Cheshire.
636	1881, Dec. 19	CARTWRIGHT, SIR HENRY . .	1, Courtfield Gardens, S.W.
2188	1891, Nov. 4	CARTWRIGHT, JOSHUA, M.I.C.E.	Bury, Lancashire.
1991	1891, Mar. 14	CASTELL, CHARLES SMITH . .	2, Pont Street, Belgrave Square, S.W.
1603	1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
2187	A. '91, May 23 / F. '94, Nov. 12	*CASTLE, HAROLD	11, King Edward Street, Oxford.
637	1881, Dec. 19	CASTLE, HENRY JAMES . . .	37, Bedford Row, W.C.
1201	A. '84, May 26 / F. '87, Nov. 14	CASTLE, SYDNEY CHARLES COURTENAY.	40, Chancery Lane, W.C., and Neustead, Auckland Road, Upper Norwood, S.E.
278	1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
247	1870, Dec. 12	CATES, ARTHUR, F.R.I.B.A.. .	12, York Terrace, Regent's Park, N.W.
362	1875, Jan. 4	CAVE, HENRY H.	Acton Burnell, Shrewsbury.
1480	1888, Apr. 30	CAVE, THOMAS NEWMAN . .	Horton, Northamptonshire.
1836	1890, Nov. 22	CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
2662	A. '94, Oct. 30 / F. '96, Feb. 17	*CHAMBERS, THEODORE GERVASE	4, Bloomsbury Place, W.C.
2770	1895, Sept. 2	CHAMBRÉ, HUNT WALSH . .	Estate Office, Dungannon.
1061	1884, Jan. 28	CHANCELLOR, ALBERT . . .	1, King Street, Richmond, Surrey.
219	1870, Jan. 10	CHANCELLOR, FRED., F.R.I.B.A.	20, Finsbury Circus, E.C., and Chelmsford, Essex.
3147	1897, Feb. 17	CHAPMAN, GEORGE JAMES . .	Royal Engineer Office, Hong Kong, China.
2189	1891, Nov. 4	CHAPMAN, HENRY JAMES. . .	50, Belgrave Road, S.W.
1800	1890, May 29	CHARLES, RICHARD STAFFORD .	St. Martin's House, 1, Gresham Street, E.C.
1768	1890, Mar. 24	CHART, ROBERT MASTERS . .	The Vestry Hall, Mitcham, Surrey.
2190	1891, Nov. 4	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
1923	1891, Jan. 17	CHATTELL, DAVID JAMES . .	29A, Lincoln's Inn Fields, W.C.
2191	1891, Nov. 4	CHATTERTON, GEO., M.I.C.E. .	46, Queen Anne's Gate, S.W.
2771	1895, Sept. 2	CHATTERTON, ROBT. SMITH .	Belmont, Raheney, Co. Dublin.
1274	1885, Nov. 23	CHESTERTON, EDWARD . . .	22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
1755	1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS.	22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
1135	1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1992	1891, Mar. 14	CHESTON, HORACE, F.R.I.B.A.	5, Union Court, Old Broad Street, E.C.
2192	1891, Nov. 4	CHETWOOD, STEPHEN. . . .	Waltham Abbey, Essex.
2193	1891, Nov. 4	CHEW, HENRY VICTOR . . .	43, New Broad Street, E.C.
1781	1890, Feb. 24	CHILD, FRED	65 & 66, Chancery Lane, W.C., and 1, Station Road, New Barnet.
3058	1896, Oct. 28	CHILD, HENRY JOHN . . .	Royal Engineer Office, Sheerness-on-Sea, Kent.
57	1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.

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1993	1891, Mar. 14	CHOWEN, HENRY LLEWELLYN .	Londesborough Estate Office, Market Weighton, Yorkshire.
1112	A. '84, Feb. 25 / F. '91, June 29	CHRISTY, ARCHIBALD ERNEST .	30, Great St. Helen's, E.C., and 6, Market Buildings, Chelmsford, Essex.
1347	1887, Jan. 10	CLARE, EDWARD LOVELL . .	Prudential Buildings, Bradford, and 33, Friar Lane, Leicester.
2484	1892, Feb. 26	CLARK, JOHN MCCLARE . . .	Haltwhistle, Northumberland.
1639	1883, Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham
681	1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport, Worcestershire
1801	1890, May 29	CLARKE, CHRISTOPHER . . .	Charlcot, Bedale, Yorkshire.
1994	1891, Mar. 14	CLARKE, GEORGE ERNEST . .	12, Coleman Street, E.C.
1074	A. '84, Jan. 2 / F. '86, Jan. 11	CLARKE, HOWARD CHATFEILD .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM . .	Glencoe, Peterborough Road, Harrow.
1007	A. '83, Dec. 17 / F. '89, Nov. 11	CLARKE, PERCY HENRY. . .	2, Lancaster Place, W.C.
1924	1891, Jan. 17	CLARKE, STANLEY CHATFEILD .	202, Bishopsgate Street Without, E.C.
2194	1891. Nov. 4	CLARKSON, JOHN, F.R.I.B.A. .	Ormond Chambers, 28, Great Ormond Street, W.C.
1837	1890, Nov. 22	CLARKSON, WILLIAM	136, High Street, Poplar, E.
1686	1890, Jan. 6	CLIFTON, JAMES E., F.R.I.B.A.	Swanage, Dorset.
1122	A. '84, Mar. 10 / F. '89, Jan. 28	CLIFTON, WM. E., F.R.I.B.A. .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890. Jar. 27	CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh, North Wales.
1810	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	A. '68, Jul. 13 / F. '75, May 10	CLUTTON, JOHN HENRY. . .	9, Whitehall Place, S.W.
61	A. '68, Jul. 6 / F. '74, Apr. 13	CLUTTON, RALPH	9, Whitehall Place, S.W.
221	A. '70, Jan. 10 / F. '75, Dec. 13	CLUTTON, RALPH WILLIAM . .	Hartswood, Reigate, Surrey.
65	1868, Jul. 13	CLUTTON, ROBERT GEORGE . . (*Vice-President*)	9, Whitehall Place, S.W.
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES . .	The Mount, York, and The Castle, Cockermouth
1285	A. '85, Dec. 7 / F. '94, May 28	*COALES, HERBERT GEORGE, A.M.I.C.E.	Market Harborough Local Board Offices, Market Harborough.
713	1882, Jan. 30	COBB, HERBERT MANSFIELD .	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
1544	1889, Jan. 14	COBHAM, CHARLES	"The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.
1885	A. '90, Nov. 22 / F. '94, Apr. 16	*COBHAM, GEORGE WILLIAM . .	1 & 3, Edwin Street, Gravesend, Kent.
3006	1896, Jan. 21	COCHRANE, JOHN.	Combermore, Lifford, Co. Donegal.
2196	1891, Nov. 4	COCKS, SAMUEL ROGER . . .	5, St. Thomas' Street, Ryde, Isle of Wight.
3059	1896, Oct. 28	COLEMAN, THOMAS EVERIT . .	Royal Engineer Office, Gosport, Hants.
1839	1890, Nov. 22	COLES, SAMUEL HOOD COWPER .	Penmyarth, Crickhowell, S. Wales.
769	A. '82, Feb. 27 / F. '84, Jan. 28	COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
1710	1890, Feb. 10	COLLIER, RICHARD JAMES . .	34, Finsbury Pavement, E.C.

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2197	1891, Nov. 4	COLLIER, WALTER HENRY . .	7, Moorgate Street, E.C.
1414	A. '87, Dec. 19 / F. '91, Feb. 2	COLLINGHAM, JOHN CYRIL LEES.	6, Mount Street, W.
119	1868, Aug. 17	COLLINS, HENRY H., F.R.I.B.A.	61, Old Broad Street, E.C.
826	A. '82, Dec. 4 / F. '91, Jan. 19	COLLINS, MARCUS E.	61, Old Broad Street, E.C.
1925	1891, Jan. 17	COLYER, FREDERICK, M.I.C.E. .	14, Victoria Street, S.W.
3186	1897, Oct. 27	COMBER, PATRICK FORSTALL .	19, Lower Leeson Street, Dublin.
1501	1888, Nov. 26	COMBES, CYRUS	Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
2062	1891, May 23	COMMIN, FREDERICK JAMES . .	7, Bedford Circus, Exeter.
1926	1891, Jan. 17	CONDER, ALFRED, F.R.I.B.A. .	Palace Chambers, 9, Bridge Street, S.W.
3174	1897, Oct. 27	CONNOR, GEORGE HARRY ADAMS.	Estates Office, Longniddry, N.B.
1564	1889, Jan. 28	COOKE, HENRY	25, Watts Avenue, Rochester, Kent.
2627	A. '94, Feb. 23 / F. '97, May 31	*COOPER, ALFRED WILLIAM . .	10, Dingwall Road, Croydon, S.E.
1172	1884, May 19	COOPER, ARTHUR LESLIE . .	17, Friar Street, Reading.
2199	1891, Nov. 4	COOPER, GEORGE WARREN . .	34, Hart Street, Bloomsbury, W.C.
715	1882, Jan. 30	COOPER, JOHN GROVES . . .	Bideford, Devon.
1927	1891, Jan. 17	COOPER, JOHN ROBERT . . .	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
445	1876, Apr. 24	COOTE, GEORGE	Smeetham Hall, Sudbury, Suffolk.
2773	1895, Sept. 2	COOTE, ORLANDO ROBERT . .	Auburn, Athlone.
2772	1895, Sept. 2	COOTE, STANLEY VICTOR . .	The Orchard House, Wargrave, Berks, and Donadea Castle, Kilcock.
1966	A. '91, Jan. 17 / F. '95, Jan. 21	*COPE, HENRY JAMES	202, Clapham Road, S.W.
2200	1891, Nov. 4	COPLAND, WILLIAM R., M.I.C.E.	146, West Regent Street, Glasgow.
2201	1891, Nov. 4	CORBETT, CHRISTOPHER. . .	9, Albert Square, Manchester.
1597	1889, Mar. 4	CORBETT, EDWIN WORTLEY MONTAGU	Bute Estate Office, Castle Street, Cardiff.
2202	1891, Nov. 4	CORBY, JOSEPH BOOTHROYD . .	15, All Saints' Place, Stamford, Lincolnshire.
2453	A. '91, Nov. 4 / F. '92, May 30	*CORDEROY, ATHELSTANE. . .	12, George Street, Plymouth, Devon, and 19, Queen Anne's Gate, S.W.
1581	1889, Feb. 25	CORDEROY, GEORGE	19, Queen Anne's Gate, S.W.
2774	1895, Sept. 2	CORDNER, CLEMENT KENNEDY .	Greenmount, Muckomore, Co. Antrim.
2775	1895, Sept. 2	CORRY, OSCAR HENRY LOWRY .	Antrim.
926	A. 83, Apr. 16 / F. '89, Nov. 11	COUCHMAN, HENRY BOTELER .	40, Coten End, Warwick.
934	1883, April 30	COUCHMAN, ROBERT EDWARD .	35, Paradise Street, Birmingham.
2203	1891, Nov. 4	COULSON, WILLIAM LINDSAY .	Clarendon House, Elmwood Road, Croydon.
556	1880, Jan. 5	COVERDALE, FREDERICK JOHN .	Ingatestone Hall, Essex.
728	1882, Feb. 13	COVERDALE, HENRY	11, St. Helen's Place, E.C.
1840	1890, Nov. 22	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
1732	1890, Feb. 24	COX, EDWARD SAMUEL . . .	3, New Street, York.

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2204	1891, Nov 4	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
159	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
961	A. '83, May 25 F. '88, Nov. 26	CRAWTER, JOHN, JUN. . . .	41, Bedford Row, W.C., and Cheshunt, Herts.
3008	1896, Jan. 21	CREAGH, ARTHUR GETHIN . .	Mallow, Co. Cork.
160	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW, F.R.I.B.A.	13, Victoria Street, S.W., and St. Thomas Street, Weymouth.
641	1889, Dec. 9	CRICKMAY, JOHN EDWARD . .	Weymouth, Dorset.
2455	A. '91, Nov. 4 F. '96, Jan. 6	*CRIER, JOHN THOMAS . . .	Inglesîde, Castelnau, Barnes, Surrey.
2205	1891, Nov. 4	CROCKETT, EDWIN ARTHUR BRASSEY	11, Pancras Lane, E.C.
608	A. '81, Feb. 7 F. '90, Feb. 24	CROFTS, EWAN NEVILE . . .	Caythorpe, Grantham, Lincolnshire.
730	1882, Feb. 13	CRONK, EDWYN EVANS . . .	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1883, Jan. 29	CRONK, WILLIAM HENRY . .	Sevenoaks, Kent.
2776	1895, Sept. 2	CROSBIE, JAMES DAYROLLES	Gurtenard, Listowel, Co. Kerry.
2138	A. '91, May 23 F. '98, May 16	*CROSS, ARNOLD CHARLES MARTIN	9, Victoria Street, S.W.
416	1876, Jan. 10	CROSS, JOHN	77, King Street, Manchester.
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
2206	1891, Nov. 4	CROWTHER, JOHN HERBERT . .	38, New Street, Huddersfield.
2208	1891, Nov. 4	CRUWYS, ROBERT	Bank Chambers, 465, Brixton Road, S.W.
3175	1897, Oct. 27	CULLEN, ALEXANDER . . .	Clyde Street, Motherwell, N.B.
1928	1891, Jan. 17	CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
32	1868, Jun. 15	CURREY, HENRY, F.R.I.B.A. .	37, Norfolk Street, W.C.
1565	1889, Jan. 28	CURREY, PERCIVALL, F.R.I.B.A.	37, Norfolk Street, W.C.
1381	1887, Mar. 21	CURRY, HENRY JOHN . . .	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	CURTIS, CHARLES EDWARD . .	52, Barons Court Road, West Kensington, W.
483	1877, Apr. 16	CURTIS, ROBERT LEABON . .	119 and 120, London Wall, E.C.
543	1879, Apr. 28	CURTIS, SAMUEL PERKINS . .	119 and 120, London Wall, E.C.
2063	1891, May 23	CUTLAN, JOHN ELLIS . . .	Market Square, Wellingborough, Northamptonshire.
2209	1891, Nov. 4	CUXSON, GEO. A. P., A.R.I.B.A.	17, Victoria Street, S.W.
638	1881, Dec. 19	DALLAS, EDWIN STUART . . .	34, Great James Street, Bedford Row, W.C.
987	1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Hill End, Henbury, near Bristol.
732	1882, Feb. 13	DANN, HENRY	Dartford, Kent.
3293	1898, Feb. 18	DANSKEN, ALEXANDER BROWN .	105, West George Street, Glasgow.
2210	1891, Nov. 4	DANSKEN, JOHN	241, West George Street, Glasgow.
1666	A. '89, Dec. 9 F. '91, Apr. 6	*DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.

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2778	1895, Sept. 2	DARLEY, EDMUND SANDERS . .	5, College Green, Dublin.
2777	1895, Sept. 2	DARLEY, HENRY PONSONBY SHAW	Estate Office, Carrick-on-Shannon, Co. Leitrim.
907	A. '83, Feb. 26 F. '91, May 25	DASH, ROLAND ASHFORD . .	9, Whitehall Place, S.W., and Walton-on-Thames.
1527	A. '88, Dec. 10 F. '92, July 4	*DAVEY, HENRY THOMAS . .	24, Priory Avenue, Hastings.
848	A. '82, Dec. 18 F. '90, Nov 10	DAVID, EDMUND USSHER . .	Old Bank Chambers, 27, High Street, Cardiff.
3176	1897, Oct. 27	DAVIDSON, JAMES INGLIS . .	Sangton Mains, Edinburgh, and 175, West George Street, Glasgow.
2575	A. '93, Oct. 4 F. '96, Mar. 2	*DAVIES, CYRIL FROODVALE . .	Froodvale, Llanwrda, R.S.O., South Wales.
2512	A. '92, Nov. 28 F. '94, Oct. 10	*DAVIES, DAVID THOMAS. . .	11, Serle Street, Lincoln's Inn, W.C.
1509	1888, Dec. 10	DAVIES, GEORGE HUMPHREYS .	8, Laurence Pountney Hill, E.C.
300	1873, Feb. 10	DAVIES, JOHN MORGAN . . .	Froodvale, Llanwrda, South Wales.
2212	1891, Nov. 4	DAVIS, ALFRED T., A.M.I.C.E. .	Shirehall, Shrewsbury.
1996	1891, Mar. 14	DAVIS, CHARLES EDWARD . .	Wroxton Estate Office, near Banbury, Oxon.
780	A. '82, Mar. 13 F. '89, Nov. 11	DAVIS, CHARLES JAMES . . .	32, Strand, W.C.
2213	1891, Nov. 4	DAVIS, FREDERICK WILLIAM .	Bridge House, 181, Queen Victoria Street, E.C.
491	A. '77, Dec. 10 F. '81, Nov. 14	DAVIS, JAMES	32, Strand, W.C.
897	1883, Feb. 26	DAW, WILLIAM HERBERT . .	6, Ironmonger Lane, E.C.
1929	1891, Jan. 17	DAWSON, JOHN GEORGE . . .	4, Lincoln's Inn Fields, W.C., and Kingston-on-Thames.
2215	1891, Nov. 4	DAWSON, PERCY JOHN . . .	Zinal, Palace Road, Streatham Hill, S.W.
1642	1889, Dec. 9	DAY, GEORGE CARLETON . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
1009	A. '83, Dec. 17 F. '87, Nov. 14	*DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone, Kent.
683	1882, Jan. 16	DEACON, THOMAS MARK. . .	32, Craven Street, Charing Cross, S.W.
2779	1895, Sept. 2	DEAN, GEORGE B.	Balla Lodge, Castlebar, Co. Mayo.
1756	1890, Mar. 10	DEARLE, WILLIAM HENRY . .	6, John Street, Adelphi, W.C.
2513	A. '92, Nov. 28 F. '93, Aug. 9	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
1442	1888, Jan. 23	DEBENHAM, FRANK GISSING .	Cheshunt Park, Herts, and 80, Cheapside, E.C.
2140	A. '91, May 23 F. '93, Aug. 9	*DEBENHAM, HORACE BENTLEY.	80, Cheapside, E.C.
2216	1891, Nov. 4	DEER, EDWARD	Stratford-on-Avon.
1010	A. '83, Dec. 17 F. '91, Oct. 15	DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
1667	A. '89, Dec. 9 F. '94, Jan. 22	*DENDY, WILLIAM COOPER . .	Surveyor's Department, Lambeth Vestry Hall, Kennington Green, S.E.
1930	1891, Jan. 17	DENNISON, JOHN W., F.R.I.B.A.	Wakefield Lodge, East Ham, Essex.
2780	1895, Sept. 2	DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee.
759	1882, Feb. 27	DEW, WILLIAM ARTHUR . . .	Wellfield House, Bangor.
1711	1890, Feb. 10	DE WEND-FENTON, WILLIAM .	New Market Buildings, Bridgnorth.
2781	1895, Sept. 2	DICKINSON, CHARLES . . .	36, South Frederick Street, Dublin.
1228	A. '84, Dec. 8 F. '85, May 18	*DICKSON, THOMAS ARTHUR . .	Estate Office, Overston Park, Northampton.

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2663	A. '94, Oct. 30 / F. '97, May 10	*Dinwiddy, Donald	5, Whitehall, S.W., and Greenwich, S.E.
884	1883, Feb. 12	Dinwiddy, Thomas	5, Whitehall, S.W., and Greenwich, S.E.
3068	1896, Oct. 28	Dixon, Edward K., M.I.C.E.	Castlebar, Mayo, Ireland.
169	A. '69, Feb. 8 / F. '78, Feb. 25	Dodgson, Wilfred Longley	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
1136	1884, Apr. 21	Doll, Charles Fitzroy	74, Gower Street, Bedford Square, W.C.
2217	1891, Nov. 4	Dollar, Peter, A.R.I.B.A.	Clock House, Arundel Street, Strand, W.C.
2782	1895, Sept. 2	Dolling, Caledon Josias Radclyffe	3, Lower Pembroke Street, Merrion Square, Dublin.
1415	A. '87, Dec. 19 / F. '91, Dec. 7	*Done, John James	Cricklewood, N.W.
1250	1885, Feb. 9	Donne, Henry	Leek Wootton, Warwick.
2783	1895, Sept. 2	Dopping, James Henry, Col.	112, Pembroke Road, Dublin.
2218	1891, Nov. 4	Dorning, Arthur Harry	41, John Dalton Street, Manchester.
163	A. '69, Jan. 25 / F. '82, Nov. 31	Dowden, Henry Joseph	8, Craig's Court, Charing Cross, S.W.
493	1878, Jan. 14	Downing, Frederick	12, King's Bench Walk, Temple, E.C.
1997	1891, Mar. 14	Downing, Hy. P. B., F.R.I.B.A.	Avalon, Wilton Road, Merton, Surrey, and Great College Street, S.W.
2219	1891, Nov. 4	Dowsett, Charles Finch	3, Lincoln's Inn Fields, W.C.
1841	1890, Nov. 22	Dransfield, Henry Brook	12, 13, & 14, Estate Buildings, Huddersfield.
817	A. '82, May 22 / F. '84, May 19	Draper, Arthur Thomas	Friar Lane, Leicester.
1348	1887, Jan. 10	Dray, Alfred	Town Hall Chambers, Hastings, Sussex.
801	1873, Feb. 10	Drew, Henry *(Member of Council)*	15, Queen Street, Exeter.
1336	A. '86, Dec. 6 / F. '88, Nov. 12	*Drew, Henry Alban	15, Queen Street, Exeter.
1095	A. '84, Feb. 11 / F. '89, Jan. 14	Drew, John Gould	15, Queen Street, Exeter.
2220	1891, Nov. 4	Dreweatt, Thomas	Newbury, Berkshire.
419	A. '76, Jan. 10 / F. '78, Feb. 25	Driver, Charles William	4, Whitehall, S.W.
582	1880, Dec. 13	Driver, Robert Manning	4, Whitehall, S.W.
684	1882, Jan. 16	Drury, Edw. Dru, F.R.I.B.A.	25, Queen Anne's Gate, S.W.
1692	A. '90, Jan. 6 / F. '93, Dec. 4	*Dudley, Edgar	Bedford House, 24, Bedford Street, Plymouth.
1802	1890, May 29	Duke, Edward	Dorchester.
1803	1890, May 29	Duke, Freke Guy Rashleigh	Braehead, Kilmarnock.
2064	1891, May 23	Duke, Henry	Dorchester, Dorset.
1779	1890, Apr. 14	Duncalfe, Henry George	102, Darlington Street, Wolverhampton.
2221	1891, Nov. 4	Duncan, James Morison	40 & 42, Queen Victoria Street, E.C.
1931	1891, Jan. 17	Dunn, William Henry	11, St. Helen's Place, E.C.
3148	1897, Feb. 17	Durlacher, Alexander Percy	3, Otterburn Villas North, Jesmond, Newcastle upon-Tyne.
1932	1891, Jan. 17	Duvall, John William	The Grange, Ware.
2222	1891, Nov. 4	Dyball, Harvey	35, Bucklersbury, E.C.
792	1882, Apr. 24	Dyer, William John	Montpelier Row, Blackheath, S.E.
35	1868, Jun. 15	Dymond, Francis Williams	Bampfylde House, Exeter.

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1251	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH.	Feethams, Darlington.
1529	A. '91, Dec. 10 / F. '92, May 30	*EAGLAND, WILLIAM FRANCIS .	274, Portland Road, South Norwood, S.E.
1584	1889, Feb. 25	EAGLE, WILLIAM.	77, King Street, Manchester.
864	1883, Jan. 15	EALES, FRED. ERNST., F.R.I.B.A.	9, Welbeck Street, W.
1585	1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
1934	1891, Jan. 17	EARDLEY, JOHN WILLIAM . .	The Grove, Alfreton, Derbyshire.
2223	1891, Nov. 4	EARLE, THOMAS ALGERNON . .	90, King Street, Manchester.
2224	1891, Nov. 4	EARNSHAW, JACOB	78, King Street, Manchester.
2577	A. '93, Oct. 4 / F. '97, Feb. 8	*EASON, EDWARD WILLIAM . .	43, Bishopsgate Street Without, E.C.
2225	1891, Nov. 4	EASTHAM, JAS. COOK, A.M.I.C.E.	The Town Hall, Manchester.
1998	1891, Mar. 14	EASTON, JOHN H.	Bowl Alley Lane, Hull.
1999	1891, Mar. 14	EAYRS, JOHN THOS., M.I.C.E. .	Clarence Chambers, Corporation Street, Birmingham.
2784	1895, Sept. 2	EDGEWORTH, THOS. NEWCOMEN	Kilshrewly, Edgeworthstown.
2579	A. '93, Oct. 4 / F. '96, Jan. 6	*EDMONDS, JOHN	Northfields House, Stamford, Lincolnshire.
2226	1891, Nov. 4	EDWARDS, ARTHUR PHIPPEN .	Hutton, near Weston-super-Mare, Somerset.
639	1881, Dec. 19	EGERTON, HUBERT DECIMUS .	29, Fleet Street, E.C.
988	1883, Dec. 17	EGGAR, JAMES ALFRED . . .	9, West Street, Farnham, Surrey.
2949	A. '95, Oct. 24 / F. '96, Nov. 9	*EGGINTON, DENYS	150, Friar Street, Reading, Berks.
1178	1884, May 19	EGGINTON, JOHN	150, Friar Street, Reading.
530	A. '79, Jan. 20 / F. '83, Dec. 3	EILOART, FREDERICK EDWARD .	40, Chancery Lane, W.C.
1629	1889, Nov. 25	ELDRIDGE, HERBERT . . .	28, Cadogan Place, Belgrave Square, S.W.
2227	1891, Nov. 4	ELFORD, JOHN	King Street, Poole, Dorset.
1434	1888, Jan. 9	ELGAR, J. EDWARD	Crockshard, Wingham, Kent.
1886	A. '90, Nov. 22 / F. '92, Feb. 1	ELGOOD, FRANK M., A.R.I.B.A.	98, Wimpole Street, W.
1401	1887, Dec. 19	ELLEN, FREDERICK CHARLES .	The Auction Mart, Andover.
1036	1884, Jan. 14	ELLIOTT, CHARLES	Wilts and Dorset Bank Chambers, George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge, Devon.
2514	A. '92, Nov. 28 / F. '96, Mar. 2	*ELLIS, ALBERT EDWARD . .	Bedford Chambers, Exeter.
2785	1895, Sept. 2	ELLIS, ERNEST FRANCIS LESLIE	Estate Office, Gorey, Co. Wexford.
577	A. '80, Mar. 15 / F. '87, Nov. 14	ELLIS, ERNEST HAROLD . .	Town Hall Chambers, Guildford.
1887	A. '90, Nov. 22 / F. '94, May 28	*ELLIS, FRANCIS, JUN. . . .	Trafford Park, Patricroft, near Manchester.
2065	1891, May 23	ELLIS, FREDERICK	141, Inverness Terrace, W.
830	1882, Dec. 18	ELLIS, HENRY	57, Chancery Lane, W.C.
1530	A. '88, Dec. 10 / F. '90, May 12	*ELLIS, HERBERT MOATES . .	143, Cannon Street, E.C.
1365	A. '87, Jan. 24 / F. '91, Feb. 16	*ELLIS, RALPH STAPLES . . .	29, Fleet Street, E.C.
885	1883, Feb. 12	ELLIS, RICHARD ADAM . . .	45, Fenchurch Street, E.C.

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880	1875, Feb. 1	Ellis, Sir John Whittaker, Bart.	29, Fleet Street, E.C., and 18, Old Bi Street, E.C.
2229	1891, Nov. 4	Ellison, Michael	Duke of Norfolk's Estate Offices, Sheffield.
3060	1896, Oct. 28	Elton, Herbert Averill	Horse Guards, Whitehall, S.W.
667	A. '81, Dec. 19 / F. '90, Dec. 8	Elwell, William Henry	Surveyor's Office, Great Northern Railway, Ki Cross, N.
3305	1898, Feb. 18	Emery, Arthur James	Horse Guards, Whitehall, S.W.
276	1872, Feb. 26	Emmanuel, Barrow	2, Finsbury Circus, E.C.
2230	1891, Nov. 4	Evans, Arthur Owen	Town Hall, Pontypridd, Glamorganshire.
1757	1890, Mar. 10	Evans, Charles Lee	Norton Hill, Runcorn, Cheshire.
1936	1891, Jan. 17	Evans, George	Adelphi House, 10, Duke Street, W.C.
898	1883, Feb. 26	Evans, Robert, F.R.I.B.A.	Eldon Chambers, Wheeler Gate, Nottingham
2231	1891, Nov. 4	Evans, Walter Pearson	Caldwell, Nuneaton.
2232	1891, Nov. 4	Evans, William, A.M.I.C.E.	New Walk, Beverley, Yorkshire.
2786	1895, Sept. 2	Evans, William	Gillardstown House, Killucan.
338	A. '74, Feb. 16 / F. '76, Nov. 27	Evans, William Ernest	School Gardens, Shrewsbury.
2000	1891, Mar. 14	Evans-Vaughan, Henry	20, Brook Street, Oswestry.
1416	A. '87, Dec. 19 / F. '91, May 25	*Eve, Herbert Trustram	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	Eve, John Richard	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	Eve, William	10, Union Court, Old Broad Street, E.C.
1382	1887, Mar. 21	Everard, John Breedon, M.I.C.E., F.R.I.B.A.	6, Millstone Lane, Leicester.
2233	1891, Nov. 4	Everill, Frank	59, Foregate Street, Worcester.
2666	A. '94, Oct. 30 / F. '95, Nov. 25	*Eves, Francis George Bertram	54, High Street, Uxbridge, Middlesex.
1549	A. '89, Jan. 14 / F. '92, Nov. 14	*Eves, William Lionel	54, High Street, Uxbridge.
557	1880, Jan. 5	Fair, Jacob Wilson (*Member of Council*)	Haigh Hall, Wigan, and 8, Winckley Str Preston.
1510	1888, Dec. 10	Fair, James Stretton	Estate Offices, Lytham, and 4, Winckley Str Preston.
1174	1884, May 19	Fair, Thomas	Estate Offices, Lytham, Lancashire.
1937	1891, Jan. 17	Fairclough, William	Leigh, Lancashire, and 60, King Street, M chester.
1758	1890, Mar. 10	Falcon, Michael	Horstead House, Norfolk.
1062	1884, Jan. 28	Farmer, Edmund	80, Cheapside, E.C.
2234	1891, Nov. 4	Farnan, Henry Richard	75, Coleman Street, E.C.
1759	1890, Mar. 10	Farrar, Sidney H., M.I.C.E.	54, Old Broad Street, E.C., and Port Elizabe Johannesburg, South Africa.
2787	1895, Sept. 2	Farrell, Edward Francis	Moynalty, Kells, Co. Meath.
2002	1891, Mar. 14	Farrer, John	Oulton, near Leeds, Yorkshire.
2235	1891, Nov. 4	Farthing, Walter Thomas	46, Strand, W.C.

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1938	1891, Jan. 17	FARWELL, FREDERICK GEORGE.	11, Laura Place, Bath.
3069	1896, Oct. 28	FAWCETT, JOHN MORTIMER.	26, Albion Street, Leeds.
1321	1886, May 17	FAWKES, ALGERNON.	Woolley, Wakefield, Yorks.
1037	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
2925	1895, Oct. 24	*FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
1402	1887, Dec. 19	FENN, JOHN.	The Hall, Ardleigh, and 146, High Street, Colchester.
1712	1890, Feb. 10	FENN, THOMAS.	Downton Castle, Ludlow.
565	A. '80, Jan. 19 / F. '87, Mar. 21	FENNING, HERBERT SAMUEL.	St. Paul's Square, Bedford, Bedfordshire.
2003	1891, Mar. 14	FENWICK, THOMAS, M.I.C.E.	Leeds, Yorkshire.
974	1883, Nov. 12	FERRIS, GEORGE.	Milton Manor, Pewsey, Wilts.
2788	1895, Sept. 2	FETHERSTONHAUGH, THEOBALD.	Grouse Lodge, Moate, Co. Westmeath.
831	1882, Dec. 18	FIDDIAN, WILLIAM.	Town Hall Offices, Stourbridge.
297	1873, Jan. 27	FIELD, FRANCIS HAYWARD.	11, King Edward Street, Oxford.
872	1883, Jan. 29	FIELD, JAMES FREDERICK.	54, Borough High Street, S.E.
2926	1895, Oct. 24	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade, Beds.
2236	1891, Nov. 4	FINN, ADOLPHUS.	High Street, Lydd, Kent.
2237	1891, Nov. 4	FINN, ARTHUR GEORGE.	The Deanery, Chartham, Canterbury.
2517	A. '92, Nov. 28 / F. '96, May 11	*FINN, FRED, JUN.	Sole Street House, Selling, Faversham, Kent.
1843	1890, Nov. 22	FINN, GEORGE WILLIAM.	Westwood Court, Faversham, Kent.
2456	A. '91, Nov. 4 / F. '94, Oct. 10	*FINN, HERBERT ARCHIBALD.	59, Foregate Street, Worcester.
927	A. '83, Apr. 16 / F. '89, Jan. 14	FISHER, CHARLES BROWNING.	Hill Crest, Market Harborough.
1459	1888, Feb. 20	FISHER, EDWARD KNAPP.	Market Harborough, Leicestershire.
2581	A. '92, Nov. 28 / F. '96, Mar. 2	*FITT, HARRY CHARLES.	42, Arlington Road, Ealing, W.
3007	1896, Jan. 21	FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
2789	1895, Sept. 2	FITZGERALD, PETER DAVID.	66, George Street, Limerick.
2790	1895, Sept. 2	FITZGERALD, ROBERT JOHN.	Ballyard House, Tralee.
2791	1895, Sept. 2	FITZHERBERT, HENRY CORRY.	Millbrook, Abbeyleix, Queen's County.
1038	1884, Jan. 14	FLEETWOOD, GEORGE.	3, New Court, Carey Street, Lincoln's Inn, W.C.
2582	A. '93, Oct. 4 / F. '97, June 28	*FLETCHER, HERBERT PHILLIPS, A.R.I.B.A., A.M.I.C.E.	29, New Bridge Street, Ludgate Circus, E.C.
1465	1888, Mar. 5	FLETCHER, THOMAS.	Estate Office, Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
749	A. '82, Feb. 13 / F. '91, June 29	FLINT, WILLIAM HURST.	11, Serle Street, Lincoln's Inn Fields, W.C.
562	1880, Jan. 19	FLOCKTON, THOS. J., F.R.I.B.A.	15, St. James' Row, Sheffield.
1734	1890, Feb. 24	FODEN, EDWARD ANTROBUS.	Teddesley Estate Office, Penkridge, Staffordshire.
2794	1895, Sept. 2	FORBES, ARTHUR.	Earls Vale, Cavan.
2067	1891, May 23	FORBES, CHARLES MANSFELDT.	14, New Street, York.
2238	1891, Nov. 4	FORD, LAWTON ROBERT.	St. Thomas's Chambers, 24, Railway Approach, London Bridge, S.E.
2518	A. '92, Nov. 28 / F. '95, May 13	*FORD, SOLOMON, A.R.I.B.A.	3, Queen Street, Cheapside, E.C.
640	1881, Dec. 19	FORREST, ROBERT.	Windsor Estate Office, St. Fagans, near Cardiff.
551	1879, Dec. 8	FORSHAW, EDWARD.	Hanley, Staffordshire, and Springfields, Stramshall, Uttoxeter.

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1844	1890, Nov. 22	FORSYTH, THOMAS HILLS . .	39, Northumberland Street, Newcastle-upon-Ty
3294	1898, Feb. 18	FORTUNE, GEORGE ROBERT .	Portland Estate Office, Kilmarnock.
1039	1884, Jan. 14	FOSBERY, WILLIAM THOMAS EXHAM	Warwick.
279	1872, Mar. 11	FOSTER, CHARLES ROLLS . .	54, Pall Mall, S.W.
1531	A. '88, Dec. 10 F. '92, Oct. 12	*†FOSTER, FRANK.	Adelphi Chambers, 7, John Street, W.C.
2239	1891, Nov. 4	FOSTER, HENRY EDWIN . . .	6, Poultry, E.C.
2519	A. '92, Nov. 28 F. '95, Nov. 1	*FOSTER, JAMES HERBERT FURMEDGE	33, Poultry, E.C.
641	1881, Dec. 19	FOSTER, JOSEPH BURGESS . .	4, Cambridge Street, Plymouth, Devon.
687	1882, Jan. 16	FOULKES, SEPTIMUS GIFFORD .	Tring, Herts.
3187	1897, Oct. 27	FOWLER, ALFRED MOUNTAIN, M.I.C.E.	1, St. Peter's Square, Manchester, and 35 Old Queen Street, S.W.
3009	1896, Jan. 21	FOWLER, EDWARD WILLOUGHBY	The Earl of Clancarty's Estate Office, Ball asloe, Co. Galway.
686	1882, Jan. 16	FOWLER, FREDERICK. . . .	St. James' Street, Sheffield.
1806	1890, May 29	FOWLER, GERARD EDMUND . .	98, New Street, Birmingham.
1807	1890, May 29	FOWLER, HENRY	63, Dale Street, Manchester.
882	1882, Dec. 18	FOWLER, HENRY	6, Waterloo Street, Birmingham.
1780	1890, Apr. 14	FOWLER, REGINALD WILLIAM .	3, Hartshead, Sheffield.
1403	1887, Dec. 19	FOWLER, RICHARD	118, Colmore Row, Birmingham.
1605	1889, Mar. 18	FOWLER, SYDNEY, A.R.I.B.A. .	9, Craig's Court, Charing Cross, S.W.
2240	1891, Nov. 4	FOWLER, WILLIAM	69, Temple Row, Birmingham.
2241	1891, Nov. 4	FOX, CHARLES JAMES . . .	22, George Street, Halifax.
1845	1890, Nov. 22	FOX, EDWIN	99, Gresham Street, E.C.
2242	1891, Nov. 4	FRAMPTON, ALFRED, A.R.I.B.A.	62 and 63, Basinghall Street, E.C.
2243	1891, Nov. 4	FRANCE, ARTHUR ALDERSON .	99, Swan Arcade, Bradford.
2244	1891, Nov. 4	FRANCE, CHARLES	99, Swan Arcade, Bradford.
1545	1889, Jan. 14	FRANCIS, GEORGE FUTVOYE . .	Eaton Chambers, Buckingham Palace Road, S.
1760	1890, Mar. 10	FRANCIS, LEON ALBERT . . .	8, John Street, Adelphi, W.C.
1808	1890, May 29	FRANKLIN, ARTHUR THOMAS .	25, Ludgate Hill, E.C.
2457	A. '91, Nov. 4 F. '95, Feb. 18	*FRANKLIN, BENJAMIN BELGROVE	Holly Walk, Luton, Beds.
921	1883, April 16	FRANKLIN, THOMAS	Ascott, near Wallingford.
1809	1890, May 29	FRANKLIN, THOMAS FREDERICK .	25, Ludgate Hill, E.C.
2792	1895, Sept. 2	FRANKS, MATTHEW HENRY . .	Westfield, Mountrath.
2793	1895, Sept. 2	FRANKS, MATTHEW HENRY, JUN.	Westfield, Mountrath.
3019	A. '96, Jan. 21 F. '97, June 28	*FRASER, THOMAS SMELLIE . .	209, St. Vincent Street, Glasgow.
1967	A. '91, Jan. 17 F. '94, Dec. 10	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
1114	A. '84, Feb. 25 F. '90, Apr. 14	FREEMAN, SYDNEY	The Broadway, Tunbridge Wells, Kent, and Queen Street, E.C.
3038	1896, June 2	FRENCH, SAVAGE	17, South Mall, Cork, Ireland.
2795	1895, Sept. 2	FREND, HENRY	Mitchelstown, Co. Cork.
2796	1895, Sept. 2	FREND, CAUSABON WILLIAM .	Parsonstown, King's County.

Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1217	1884, Dec. 8	FREUER, WILLIAM	West Rudham, Swaffham, Norfolk.
2069	1891, May 23	FROST, FREDERIC CORNISH . .	Teignmouth, Devon.
869	1875, Jan. 18	FRY, GEORGE FREDERICK . .	46, London Road, Dover, Kent.
784	1882, Feb. 13	FRYER, GEORGE	15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
1063	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.
1040	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
947	A. '83, May 21 F. '88, Nov. 26	FULLER, HERBERT HENRY . .	15, Serjeants' Inn, Fleet Street, E.C.
1124	A. '84, Mar. 10 F. '91, Apr. 20	FULLER, THOMAS ALFRED . .	The College, All Saints', Derby.
775	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
1417	A. '87, Dec. 19 F. '98, May 2	*FURBER, PERCY NORMAN . .	10 and 12, Walbrook, E.C.
1064	1884, Jan. 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	GAIRDNER, EDWARD JAMES . .	43, Chancery Lane, W.C.
2797	1895, Sept. 2	GALBRAITH, HUGH	21, Westland Row, Dublin.
3061	1896, Oct. 28	GALBRAITH, SAMUEL HAUGHTON	Royal Engineer Office, Cork, Ireland.
2245	1891, Nov. 4	GALE, ARTHUR JOHN, F.R.I.B.A.	4, Serjeants' Inn, Fleet Street, E.C.
2004	1891, Mar. 14	GALE, ERNEST SEWELL . . .	Falcon Court, 32, Fleet Street, E.C.
761	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
55	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS (*Member of Council*)	11, Waterloo Place, S.W.
1713	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
1606	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
735	1882, Feb. 13	GARDINER, EDWARD JAMES . .	110, Great Russell Street, W.C.
2520	A. '92, Nov. 28 F. '95, Mar. 4	*GARDNER, GILBERT	Ifield Court, Crawley, Sussex.
2246	1891, Nov. 4	GARRARD, NORTON BURROUGHS .	Cranley Hall, Eye, Suffolk.
2798	1895, Sept. 2	GARRETT, JAMES HUGH MOORE	Castlewellan, Co. Down.
2247	1891, Nov. 4	GARROOD, THOMAS WILLIAM M.	172, Fenchurch Street, E.C.
2799	1895, Sept. 2	GARVEY, TOLER R.	Thornvale, Moneygall, King's County.
2800	1895, Sept. 2	GARVEY, TOLER ROBERT, JUN. .	Estates Office, Parsonstown.
1810	1890, May 29	GATE, ALFRED JOSEPH . . .	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM . . .	Salisbury, Wilts.
1203	A. '84, May 26 F. '89, Jan. 14	GAYFORD, HENRY JOHN . . .	Raynham Estate Office, East Raynham, Norfolk.
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM . .	Frenze Hall, Diss, Norfolk.
935	1883, April 30	GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch, Leicestershire.
2521	A. '92, Nov. 28 F. '95, Nov. 11	*GERMAN, GEORGE, JUN. . . .	Huntingdon House, Ashby-de-la-Zouch.
2070	1891, May 23	GERMAN, HARRY	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1161	A. '84, May 5 F. '87, Nov. 14	*Gibb, William Pashley . .	Estate Office, Stafford Street, Dublin.
1294	A. '86, Jan. 11 F. '90, Nov. 10	Gibbon, Wm. Jacomb, A.R.I.B.A.	57, Lincoln's Inn Fields, W.C.
1620	1889, Apr. 29	Gibson, Denston	98, New Street, Birmingham.
1668	A. '89, Dec. 9 F. '93, May 8	*Giddy, Osman Horton. . .	121, Pall Mall, S.W.
381	1875, Feb. 1	Gilbert, William Henry Sainsbury	70, Queen Street, Cheapside, E.C.
1621	1889, Apr. 29	Gillart, David	Towyn, Merionethshire.
1466	1888, Mar. 5	Gilpin-Brown, William Dundas	Kentmere, The Park, Nottingham.
213	1869, Dec. 6	Girdwood, James	18, Adam Street, Adelphi, W.C.
2249	1891, Nov. 4	Given, Maxwell.	Town Surveyor's Office, Coleraine, Co. Derry.
420	1876, Jan. 24	Glasier, George Henry Brougham	7, St. James's Street, S.W.
1702	1890, Jan. 27	Gleed, Richard Cummings .	8 & 9, Martin's Lane, Cannon Street, E.C.
3177	1897, Oct. 27	Glendinning, George Robert	Hatton Mains, Kirknewton, Midlothian.
2801	1895, Sept. 2	Gloster, Thomas Edward .	Collon, Co. Louth.
1890	A. '90, Nov. 22 F. '93, Dec. 4	*Goddard, Alexander . . .	7, Bank Place, Chester.
1566	1889, Jan. 28	Goddard, Joseph, F.R.I.B.A. .	6, Market Street, Leicester, and Carlton Chambers, 12, Regent Street, S.W.
2802	1895, Sept. 2	Godley, Archibald. . . .	Killygar, Killeshandra.
2250	1891, Nov. 4	Godsell, George Herbert .	Palace Chambers, King Street, Hereford.
2005	1891, Mar. 14	Goldsmith, William . . .	40, Old Broad Street, E.C.
2251	1891, Nov. 4	Goodacre, John, F.R.I.B.A. .	5, Friar Lane, Leicester.
1511	1888, Dec. 10	Goodacre, Robt. J., F.R.I.B.A.	Friar Lane, Leicester.
989	1883, Dec. 17	Goodchild, Josiah	Royal Victoria Hotel, Swanage, Dorset.
1546	1889, Jan. 14	Goodwyn, Leonard William .	8, Granville Chambers, Granville Place, Portman Square, W.
2006	1891, Mar. 14	Gordon, Chas. G., A.M.I.C.E.	Colonia, Grove Park Road, Chiswick, W.
314	A. '78, May 19 F. '78, Mar. 11	Gore, Spencer W.	16, Whitehall Place, S.W.
1939	1891, Jan. 17	Gott, Charles, M.I.C.E. . .	8, Charles Street, Bradford.
2252	1891, Nov. 4	Gott, Charles Henry. . .	8, Charles Street, Bradford.
1567	1889, Jan. 28	Gott, Frank	3, East Parade, Leeds.
478	A. '77, Feb. 12 F. '82, Dec. 18	Gotto, Frederick Edward .	Stony Stratford, Bucks.
3158	A. '97, Feb. 17 F. '97, May 31	*Goulding, Arthur	41, Moorgate Street, E.C.
578	1880, Apr. 12	Goulding, William Purdham.	41, Moorgate Street, E.C.
2071	1891, May 23	Gouldsmith, George Waller.	2, Pont Street, Belgrave Square, S.W.
2072	1891, May 23	Gover, Arthur S., F.R.I.B.A.	4, Queen Street Place, E.C.
2253	1891, Nov. 4	Gover, John Richard . . .	44, Great Dover Street, Borough, S.E.
1816	1890, Nov. 22	Gradwell, Arthur Richard .	10, Richmond Terrace, Blackburn.
370	1875, Jan. 18	Graham, William	Victoria Chambers, Newport, Monmouthshire.
1218	1884, Dec. 8	Grain, Arthur Tress . . .	2, St. Andrew's Hill, Cambridge.
827	A. '82, Dec. 4 F. '85. Jan. 12	Grant, James	Penrallt, Llanidloes, Montgomeryshire.
1260	1885, Mar. 9	Graves, Walter, F.R.I.B.A. .	Winchester House, Old Broad Street, E.C.
2255	1891, Nov. 4	Greaves, John Oldroyd . .	69, Westgate, Wakefield.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1891	A. '90, Nov. 22 F. '94, Jan. 22	*Green, Alexander Ernest	Colonial House, 155, Fenchurch Street, E.C.
2141	A. '91, May 23 F. '97, May 31	*Green, Edmund Horace	28 & 29, St. Swithin's Lane, E.C.
2584	A. '93, Oct. 4 F. '97, May 31	*Green, Frederick Algernon	28 & 29, St. Swithin's Lane, E.C.
690	1882, Jan. 16	Green, James	22, Chancery Lane, W.C.
2256	1891, Nov. 4	Green, Robert Couper	26, Fawcett Street, Sunderland,
1188	1884, May 26	Green, Samuel	28 and 29, St. Swithin's Lane, E.C.
3149	1897, Feb. 17	Greenwood, Joseph	Royal Engineer Office, Devonport, Devon.
3150	1897, Feb. 17	Gregory, Alfred	44, Charing Cross, S.W.
2955	A. '95, Oct. 24 F. '96, June 26	*Gregson, George Ernest	11, Chaple Street, Preston.
2257	1891, Nov. 4	Gregson, William	Baldersby, S.O., Yorks.
1087	1884, Feb. 11	Grellier, Harley Mair	6, Queen Anne's Gate, S.W.
371	1875, Jan. 18	Grey, Charles Grey	Ballycourcy, Enniscorthy, Co. Wexford.
2673	A. '94, Oct. 30 F. '96, May 11	*Griffin, Alfred	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
2073	1891, May 23	Griffin, Harold	54, High Street, Battersea, S.W.
1714	1890, Feb. 10	Griffiths, Edward, Jun.	Knockin, near Oswestry.
1736	1890, Feb. 24	Griffiths, William	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
2258	1891, Nov. 4	Griggs, Robert, A.R.I.B.A.	11, Gray's Inn Square, W.C.
1611	1889, Apr. 1	Grimley, Edwin Fearn	40, Temple Street, Birmingham.
1612	1889, Apr. 1	Grimley, Thomas	40, Temple Street, Birmingham.
2142	A. '91, May 23 F. '92, May 30	*Grogan, Hedworth Herbert.	125, Piccadilly, W.
2486	1892, Feb. 26	Grogan, Henry Thomas	101, Park Street, Grosvenor Square, W.
1811	1890, May 29	Grose, Vincent J., F.R.I.B.A.	13, Railway Approach, S.E.
1727	A. '90, Feb. 10 F. '93, Jan. 26	*Grover, Arthur	11, Cecil Court, Charing Cross Road, W.C.
2260	1891, Nov. 4	Gruning, Edward A., F.R.I.B.A.	25, Gresham House, Old Broad Street, E.C.
1737	1890, Feb. 24	Gudgeon, George Edward	Estate Agency Offices, Winchester, Hants.
2261	1891, Nov. 4	Gurney, James	Chalfont St. Giles, Slough, Bucks.
433	1876, Mar. 20	Gwyther, Wm. W., F.R.I.B.A.	102, Temple Chambers, Temple Avenue, E.C.
2262	1891, Nov. 4	Habgood, Henry Charles	Witney, Oxfordshire.
347	1874, Mar. 16	Haddock, Roland	Devonshire Chambers, Bishopsgate Street Without, E.C.
1670	A. '89, Dec. 9 F. '93, Aug. 9	*Hadley, Frank	41, Temple Street, Birmingham.
2523	A. '92, Nov. 28 F. '96, Oct. 1	*Haigh, Thomas Frederick	2, Friar Lane, Leicester.
2263	1891, Nov. 4	Hale, Raymond Henry	6, Great Queen Street, S.W.
619	1881, May 2	Hall, Ernest	57, Commercial Road, Portsmouth, Hants.
3098	A. '96, Oct. 28 F. '97, June 28	*Hall, John Herbert	Penkstone House, Middlewich, Cheshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
923	1883, April 16	HALL, WALTER	38, Chancery Lane, W.C
1295	A. '86, Jan. 11 F. '91, June 29	*HALL, WILLIAM TIMOTHY . .	Hawkstone Estate Office, near Shrewsbury.
1189	1884, May 26	HALLETT, WILLIAM BROWN. .	11, Queen Victoria Street, E.C., and 278, Holloway Road, N.
2803	1895, Sept. 2	HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
2804	1895, Sept. 2	HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge.
1788	1890, Feb. 24	HAMILTON, JOHN.	23 & 24, Wormwood Street, E.C.
3295	1898, Feb. 18	HAMILTON, ROBERT	Lands Valuation Office, Greenock.
3151	1897, Feb. 17	HAMMOND, ROBERT WILLIAM .	Royal Engineer Office, Inner Lines, Chatham, Kent.
2143	A. '91, May 23 F. '96, Jan. 6	*HAMPTON, GEORGE FREDK. WM.	1, Cockspur Street, S.W.
2265	1891, Nov. 4	HAMPTON, WILLIE THOMAS . .	Hotel Street, Coalville, Leicester.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HÜ, F.R.I.B.A.	Hong Kong, China, and 9, King Edward Street, E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES .	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD ST. JOHN .	The Cottage, Fordingbridge, Salisbury.
892	A. '83, Feb 12 F. '89, Jan. 14	*†HANSELL, REGINALD GODDARD	5, Lancaster Place, Strand, W.C.
1245	1885, Jan. 26	HANSON, AMOS	35, Church Street, St. Helen's, Lancashire.
2266	1891, Nov. 4	HANSON, JOHN H., A.M.I.C.E.	20, Ramsden Street, Huddersfield.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A.. . .	5, Old Queen Street, S.W.
481	A. '77, Mar. 26 F. '82, Dec. 18	HARDING, EDWARD ERNEST .	66, Cannon Street, E.C.
643	1881, Dec. 19	HARDING, SIDNEY LONGHURST .	St. Albans, Herts.
2805	1895, Sept. 2	HARDMAN, EDWARD CHAMBRÉ .	14, Molesworth Street, Dublin.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
1613	1889, Apr. 1	HARGRAVES, STEPHEN . . .	Brabyns Estate Office, Manor House, Marple, Cheshire.
2074	1891, May 23	HARLAND, MARCHANT JAMES .	Strafford Road, High Barnet.
2007	1891, Mar. 14	HARLE, JOHN JOSEPH . . .	Tortworth Estate Office, Falfield, Gloucester.
2267	1891, Nov. 4	HARPUR, WILLIAM, M.I.C.E. .	Town Hall, Cardiff.
496	A. '78, Jan. 28 F. '83, Nov. 12	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.
3189	1897, Oct. 27	*HARRISON, CHARLES	179, Hornington Street, Burton-upon-Trent, Staffordshire.
1739	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
2075	1891, May 23	HARRISON, RICHD. C., F.R.I.B.A.	103, Cannon Street, E.C.
1812	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.
3296	1898, Feb. 18	HART, PATRICK CAMPBELL, A.M.I.C.E.	134, St. Vincent Street, Glasgow.
263	1871, Feb. 27	HART, WILLIAM FREDERICK .	Lambeth Waterworks, Brixton Hill, S.W.
2780	1895, Mar. 18	HARTLEY, HENRY	Bristowe Chambers, 8, Harrington Street, Liverpool.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2806	1895, Sept. 2	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonderry.
523	A. '78, Dec. 9 F. '90, Jan. 6	HARVEY, JOHN JAMES SAYER .	80, Castle Street, Canterbury, Kent.
1551	A. '89, Jan. 14 F. '91, Oct. 15	HASKINS, WILLIAM ALBION . .	12, King's Bench Walk, Temple, E.C.
312	1873, May 19	HASLAM, DRYLAND	Friar Street Chambers, Reading, Berks.
1672	A. '89, Dec. 9 F. '93, Aug. 9	*HASLAM, DRYLAND, JUN. . .	Friar Street Chambers, Reading, Berks.
962	A. '83, May 25 F. '89, Apr. 1	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
2268	1891, Nov. 4	HAWKER, HARRY EDWIN . . .	St. Peter's Chambers, Bournemouth.
1472	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
2269	1891, Nov. 4	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	9, Bank Street, Carlisle.
2076	1891, May 28	HAYTON, PATTINSON	9, Bank Street, Carlisle.
1968	A. '91, Jan. 17 F. '94, Apr. 2	*HAYWARD, FREDERICK GEORGE .	Market Square, Dover, Kent.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
1673	A. '89, Dec. 9 F. '91, May 25	*HEAD, JOHN GEORGE . . .	7, Upper Baker Street, N.W.
833	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
2807	1895, Sept. 2	HEARN, CHARLES RICHARD . .	Armaghroe House, Caledon, Co. Tyrone.
2677	A. '94, Oct. 30 F. '98, Mar. 7	*HEASLER, HOLLAND CHARLES .	Verandah Cottage, Hill Rise, Richmond, Surrey.
2270	1891, Nov. 4	HEATH, HENRY	34, Finsbury Pavement, E.C.
692	1882, Jan. 16	HEATON, GEORGE HERBERT .	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings and Anlaby Road, Hull.
1327	1886, Dec. 6	HEDLEY, JOHN HUNT . . .	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	41, Parliament Street, S.W., and 31A, Colmore Row, Birmingham.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	A. '82, Nov. 13 F. '90, Jan. 6	HENDERSON, HENRY ARTHUR .	48, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	43, Waterloo Street, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
1378	1887, Mar 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
3039	1896, June 2	*HEFN, SAMUEL	94, St. Mary Street, Cardiff.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR WARWICK	9, Conduit Street, W.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES. .	24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
2679	A. '94, Oct. 30 F. '95, Dec. 9	*HEWARD, ERNEST JAMES . .	52, Wickham Road, Brockley, S.E.
2808	1895, Sept. 2	HEWSON, GEORGE RAWDON MAURICE	Dromahair, Co. Leitrim.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.

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2077	1891, May 23	HICKSON, STEPHEN WESTBY	Telephone Buildings, 31, Queen Victoria Stree E.C.
1065	1884, Jan. 28	HIGGINS, FREDERIC	Alford, Lincolnshire.
1674	A. '89, Dec. 9 / F. '91, May 25	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	HILL, THOMAS NELSON	180, Hope Street, Glasgow.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH	62, Above Bar, Southampton, Hants.
1303	A. '86, Jan. 25 / F. '90, Mar. 24	HILLIARD, GEORGE EDWARD	Chelmsford, Essex.
1888	1887, Apr. 18	HILTON, JOHN	30, Budge Row, E.C., and 17, Montpelier Ra Blackheath.
2079	1891, May 23	HINCKS, HENRY THORP	Wigston Hall, Leicester.
2272	1891, Nov. 4	HINDLE, JOHN	24, Bank Street, Bradford.
2273	1891, Nov. 4	HINDS, HENRY	57, Queen Street, Ramsgate.
671	A. '81, Dec. 19 / F. '83, Nov. 12	HINE, GEORGE ERNEST	5, Waterloo Place, S.W.
900	1883, Feb. 26	HINE, GEORGE THOMAS	35, Parliament Street, S.W., and Victoria Stree Nottingham.
1782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS	4, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN	Estate Office, Ashford, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE	East Street, Chichester.
2080	1891, May 23	HOBGEN, THOMAS CECIL	East Street, Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM	79, Coleman Street, E.C.
2008	1891, Mar. 14	HOBSON, HARRY	Swinefleet, near Goole, Yorkshire.
1552	A. '89, Jan. 14 / F. '89, Nov. 25	*HODGE, LEONARD PERCIVAL, A.M.I.C.E.	Craig's Court, Charing Cross, S.W.
519	1878, Dec. 9	HODSON, GEORGE, M.I.C.E.	Loughborough, and Abbey Buildings, Prin Street, Westminster, S.W.
2810	1895, Sept. 3	HODSON, GILBERT NEVILLE	Hollybrooke, Bray, Co. Wicklow.
2809	1895, Sept. 2	HODSON, RICHARD EDMOND	Coolfadda House, Bandon, Co. Cork.
2275	1891, Nov. 4	HODSON, WILLIAM	7, Finsbury Square, E.C.
2081	1891, May 23	HOGGARTH, ARTHUR	Kendal, Westmoreland.
2082	1891, May 23	HOGGARTH, EDWIN	69, Highgate, Kendal, Westmoreland.
793	1882, Apr. 24	HOLBECHE, ROBERT NEVILLE	21, Bennett's Hill, Birmingham.
357	1874, Nov. 16	HOLDEN, JOHN, F.R.I.B.A.	64, Cross Street, Manchester.
1155	1884, May 5	HOLIDAY, FREDERICK DEAN	Bicester, Oxfordshire.
2587	A. '93, Oct. 4 / F. '97, Feb. 8	*HOLIDAY, PERCY CAVE	Bicester, Oxfordshire.
893	A. '83, Feb. 12 / F. '89, Nov. 11	HOLLAND, THOMAS JAMES, JUN.	1, Pembroke Cottages, Edwardes Square, H sington, W.
2277	1891, Nov. 4	HOLLINGSWORTH, ARTHUR AUGUSTUS	Bishop's House, 1, Bishopsgate Street Withi E.C.
3190	1897, Oct. 27	*HOLLIS, WALTER DAWSON	26, Park Row, Leeds.
2278	1891, Nov. 4	HOLLOWAY, HARRY HOWNAM	Market Harborough.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2279	1891, Nov. 4	HOLMAN, GEORGE EDWARD . .	109, Bow Road, E.
1272	1885, Nov. 9	HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
2009	1891, Mar. 14	HOLMES, MONTAGU	33, Paternoster Row, E.C.
2811	1895, Sept. 2	HOLMES, WILLIAM EDEN . .	69, Dann Street, Dublin.
2280	1891, Nov. 4	HOLT, GEORGE HY., A.M.I.C.E.	10, Richmond Terrace, Blackburn,
2281	1891, Nov. 4	HOMAN, FRANKLIN GEORGE. .	147, Eastgate, Rochester, Kent.
1595	A. '89, Feb. 25 F. '97, May 31	*HOMAN, HUBERT FRANKLIN . .	147, Eastgate, Rochester, Kent.
1741	1890, Feb. 24	HONEYBALL, FRED THOMAS. .	Deal, Kent.
2084	1891, May 23	HOOD, HON. VICTOR ALBERT NELSON.	Sandeman Estate Syndicate, Russell River, Cairns, North Queensland, and 12, Wimpole Street, W.
3040	1896, June 2	*HOOD, WALTER RICHARD . .	37, Walbrook, E.C.
1446	A. '88, Jan. 23 F. '96, Jan. 6	*HOOPER, CECIL HENRY . . .	Highlands, Swanley, Kent.
1097	A. '84, Feb. 11 F. '89, Jan. 28	HOPE, WILLIAM ELLIOTT . .	7, East India Avenue, Leadenhall Street, E.C.
1644	1889, Dec. 9	HOPKINS, ALFRED JAMES . .	37, Mortimer Street, Cavendish Square, W.
2282	1891, Nov. 4	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agar Street, Bury, Lancashire.
2010	1891, Mar. 14	HORNE, EDMUND.	High Street, Hounslow, Middlesex.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR . .	85, Gresham Street, E.C., and 17, Great George Street, S.W.
1390	1887, May 9	HORNOR, CHARLES JARED . .	32, Prince of Wales' Road, Norwich.
1891	1887, May 9	HORNOR, FRANCIS	Queen Street, Norwich.
1826	1890, May 29	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
174	1869, Feb. 22	HORSFALL, RICHARD . . . . (*Member of Council*)	Post Office Buildings, George Street, Halifax, Yorkshire.
1761	1891, Mar. 10	HORSFALL, RICHARD EDGAR .	Post Office Buildings, George Street, Halifax.
2283	1891, Nov. 4	HORSFIELD, J. NIXON . . .	2, Penrhyn Road, Kingston-on-Thames.
2812	1895, Sept. 2	HOSFORD, EDWARD HENRY POE.	76, George Street, Limerick.
2284	1891, Nov. 4	HOUGHTON, FREDERICK . . .	1, Circus Place, Finsbury Circus, E.C.
2285	1891, Nov. 4	HOUGHTON, JOHN POUNDS . .	26, The Avenue, Kew, and Richmond.
1940	1891, Jan. 17	HOUGHTON, WILLIAM . . .	58, Old Broad Street, E.C.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD .	30, Bishopsgate Street Without, E.C.
2085	1891, May 23	HOWARD, HARRY.	17, Clifton Road, Littlehampton.
3297	1898, Feb. 18	HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
171	A. '69, Feb. 8 F. '83, Mar. 12	HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE . .	17, Godliman Street, E.C.
2086	1891, May 23	HUDSON, EDW. WM., A.R.I.B.A.	76, Fellows Road, N.W., and Hove, Sussex.
1118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.
1609	1889, Mar. 18	HUGMAN, CHARLES EADY . .	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES	Euston Station, London, N.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES . . .	56, Leadenhall Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2816	1895, Sept. 2	HUMPHREYS, DANIEL PEARD .	80, South Mall, Cork.
627	1881, Dec. 5	HUMPHREYS, HENRY . . .	Woodhouse, Loughborough, Leicestershire.
2087	1891, May 23	HUMPHREYS, JOHN HENRY . .	Woodhouse, Loughborough, Leicestershire.
2088	1891, May 23	HUNT, FREDERICK COPE . .	13, Victoria Street, Westminster, S.W.
2287	1891, Nov. 4	HUNT, FRED WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
353	1874, May 11	HUNT, HENRY ARTHUR . . .	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
2089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
2813	1895, Sept. 2	HUNT, WILLIAM LEWIS . . .	83, George Street, Limerick.
2817	1895, Sept. 2	HUNT, WILLIAM POWER . .	64, George Street, Limerick.
1941	1891, Jan. 17	HUNTER, CECIL	Cricklewood, Middlesex.
2288	1891, Nov. 4	HURRELL, JOHN WEYMOUTH .	25, Brazennose Street, Manchester.
1016	A. '83, Dec. 19 F. '91, Jan. 5	HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
326	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE .	The Manor House, Epperstone, Nottingham.
2815	1895, Sept. 2	HUSSEY, MAURICE T. G. . .	Loughglynn House, Castlerea.
2814	1895, Sept. 2	HUSSEY, SAMUEL MURRAY . .	Edenburn, Gortalea, Co. Kerry.
1182	A. '84, May 19 F. '89, Dec. 9	HUSSEY, ROBERT.	Eastfields, near Lichfield.
2818	1895, Sept. 2	HUTCHINS, SAMUEL NEWBURGH	Ardnagashel, Bantry, Co. Cork.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A.	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
851	A. '82, Dec. 18 F. '91, Aug. 4	INGRAM, HENRY LAW . . .	16, Whitehall Place, S.W.
305	A. '73, Feb. 10 F. '82, Jan. 16	INGRAM, WALTER FIELDE . .	2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton, Sussex.
834	1882, Dec. 18	INMAN, MARSHALL NISBET . .	7, Bedford Row, W.C.
2290	1891, Nov. 4	INMAN, WILLIAM NUTTER . .	126, Maida Vale, W.
835	1882, Dec. 18	INNOCENT, CHAS. J., F.R.I.B.A.	Sheffield.
2291	1891, Nov. 4	IRELAND, EDWIN BENJAMIN .	Guestwick, East Dereham, Norfolk.
2819	1895, Sept. 2	IRVINE, HY., LIEUT.-COL. . .	Omagh.
3191	1897, Oct. 27	*ISTED, SAMUEL EVELAND . .	Postal Works, Mount Pleasant, E.C.
1942	1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
570	1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
1943	1891, Jan. 17	JACKSON, SAMUEL	Tanfield Chambers, Bradford.
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS . .	117, High Street, Sittingbourne.

p. o.	Date of Election and of Transfer.	FELLOWS.	
93	1891, Nov. 4	JAMES, CHRISTIAN HUGH . .	Rudchester, Wylam-on-Tyne.
20	1895, Sept. 2	JAMESON, ROBT. WILLIAM . .	Estates Office, Foynes, Co. Limerick.
02	1886, Jan. 25	JEANS, MARK.	Marlborough, Wilts.
88	A. '93, Oct. 4 / F. '95, Nov. 25	*JEFFREE, SYDNEY	Howard Lodge, Atkins Road, Clapham Park, S.W.
67	A. '95, Oct. 24 / F. '97, May 31	*JENKIN, ARTHUR PEARSE . .	Trewirgie, Redruth, Cornwall.
94	1891, Nov. 4	JENKINS, OSWALD	57, Colmore Row, Birmingham.
89	A. '93, Oct. 4 / F. '95, Nov. 25	*JENKINSON, JOHN	1, Princes Street, Westminster, S.W.
36	1882, Feb. 13	JENKINSON, WILLIAM WILBERFORCE	6, Moorgate Street, E.C.
85	A. '94, Oct. 30 / F. '97, Nov. 8	*JENNER, WILLIAM	1, Western Road, Hove, Brighton.
12	1891, Mar. 14	JENNINGS, WILLIAM JOSEPH .	4, St. Margaret's Street, Canterbury, Kent.
62	1896, Oct. 28	JEROME, THOMAS STROUD . .	Royal Engineer Office, South Aldershot, Hants.
92	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE .	Chesterfield.
29	A. '92, Nov. 28 / F. '96, Nov. 23	*JOHNSON, BERNARD MARR . .	9, Whitehall Place, S.W.
63	A. '83, May 25 / F. '85, Jan. 26	*JOHNSON, HENRY	35, Coleman Street, E.C.
21	1895, Sept. 2	JOHNSON, JOCELYN OTWAY . .	Kilganon, Enniskerry.
20	A. '87, Dec. 19 / F. '94, May 28	*JOHNSTON, WALTER HENRY. .	County Offices, Auditors' Department, Preston, Lanc.
22	1895, Sept. 2	JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
96	1891, Nov. 4	JOLLY, JOHN HAWKINS . . .	27, East Mount Road, York.
63	A. '88, Feb. 20 / F. '91, May 25	*JONAS, HARRY MARSHALL . .	27, Market Place, Cambridge.
95	A. '69, Apr. 5 / F. '78, Feb. 25	JONAS, HENRY	4, Whitehall, S.W.
95	1868, Jul. 27	JONAS, JOHN CARTER . . .	27, Market Place, Cambridge.
65	1885, Apr. 20	JONES, CHARLES, M.I.C.E. . .	The Lodge, Culmington Road, Ealing.
77	1882, Mar. 13	JONES, CHARLES FREDERICK .	Eldon Chambers, 30, Fleet Street, E.C.
03	1890, Jan. 27	JONES, FRANCIS WILLIAM . .	Ascott, near Wallingford, Berks.
19	A. '89, Apr. 1 / F. '91, Dec. 7	*JONES, FREDERICK HERBERT .	Parliament Mansions, Victoria Street, S.W., and 35, The Broadway, Ealing, W.
64	A. '83, May 25 / F. '86, Dec. 6	*†JONES, HENRY ARTHUR . .	49, Bedford Street, Strand, W.C.
49	1890, Nov. 22	JONES, ISAAC M., A.M.I.C.E. .	The Town Hall, Chester.
46	1881, Dec. 19	JONES, JAMES WILLIAM . . .	73, West End Avenue, Harrogate, Yorks.
78	A. '81, Dec. 19 / F. '91, May 25	JONES, THOMAS	1, Princes Street, Westminster, S.W.
49	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
13	1891, Mar. 14	JONES, WILLIAM EDWARD . .	Anglesey Estate Office, Graig, Llanfair, P.G., Anglesey.
97	1891, Nov. 4	JOPLING, JOSEPH	Wallington, Surrey.
98	1891, Nov. 4	JOSELAND, CHARLES	Bank Buildings, Kidderminster.
67	1888, Mar. 5	JOSEPH, DELISSA, F.R.I.B.A. .	17 and 18, Basinghall Street, E.C.
06	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
93	1883, Dec. 17	JURD, WILLIAM	5, Cranbury Place, Southampton.
12	A. '75, Dec. 11 / F. '87, Mar. 23	KAYE, JOHN EDWARD . . .	Bretton Lodge, Wakefield, Yorkshire.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
3010	1896, Jan. 21	KEANE, MARCUS	Beech Park, Ennis, Co. Clare.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
580	1880, Nov. 8	KEIRLE, ROBERT, F.R.I.B.A. .	Suffolk House, Laurence Pountney Hill, E.
2823	1895, Sept. 2	KELLY, RICHARD HENRY . .	21, The Mall, Waterford.
1904	A. '90, Nov. 22 F. '92, July 4	*KEMP-SMITH, JAMES FRED. .	Orsett, Essex.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM . .	Woodford Green, and Corn Exchange, Rom Essex.
1716	1890, Feb. 10	KENNEDY, JAMES.	25, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD . .	"Normanhurst," Cavendish Road, Southsea, H
2299	1891, Nov. 4	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
2300	1891, Nov. 4	KERL, WILLIAM JAMES . . .	4, Old Jewry, E.C., and Beckenham, Kent.
1614	1889, Apr. 1	KERSEY, ALEX. H., F.R.I.B.A. .	21, Finsbury Pavement, E.C.
1850	1890, Nov. 22	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
2824	1895, Sept. 2	KINCAID, JAMES STEWART . . (*Member of Council*)	7, Leinster Street, Dublin.
2825	1895, Sept. 2	KINCAID, JOSEPH WESTBY . .	7, Leinster Street, Dublin.
1125	A. '84, Mar. 10 F. '88, Dec. 10	*KING, ALFRED	7, St. James's Street, S.W.
873	1883, Jan. 29	KING, FRANK HULME . . .	Horsham, Sussex.
1192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
2301	1891, Nov. 4	KING, JOHN BUSBY	Albert Park, Abingdon, Berks.
1193	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea, Hants.
808	1882, May 8	KINGSTON, SAMUEL	Spalding, Lincoln.
1502	1888, Nov. 26	KIRBY, EDMUND, F.R.I.B.A. .	5, Cook Street, Liverpool.
3298	1898, Feb. 18	KIRKWOOD, CHARLES . . .	67, West Regent Street, Glasgow.
2303	1891, Nov. 4	KITTOW, JOHN	West Holm, Launceston.
2487	1892, Feb. 26	KNIGHT, EDGAR WALSH. . .	Imperial Chambers, 47, Chancery Lane, W.
3063	1896, Oct. 28	KNIGHT, HENRY ST. JOHN . .	Royal Engineer Office, Hong Kong, China.
2826	1895, Sept. 2	KNIGHT, MAURICE CHARLES .	Lansdowne, Bray.
853	A. '82, Dec. 18 F. '89, Dec. 9	KNOWLES, HENRY	Linden Grove, The Spa, Gloucester.
2827	1895, Sept. 2	KNOX, ALBERT FREDERIC . .	Estate Office, Ballina.
2830	1895, Sept. 2	KNOX, ALBERT HENRY . . .	Estate Office, Ballina.
3178	1897, Oct. 27	KNOX, ALEXANDER	221, West George Street, Glasgow.
2828	1895, Sept. 2	KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray.
2829	1895, Sept. 2	KNOX, ERNEST HENRY . . .	Rahins, Ballina.
2831	1895, Sept. 2	KOUGH, THOMAS	Estate Office, Kilkenny.
2305	1891, Nov. 4	LACEY, JOHN TURK	10, Buckingham Street, Strand, W.C.
2306	1891, Nov. 4	LAING, JOHN	20, Bridge Street, Glasgow.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
972	A. '95, Oct. 24 / F. '96, Oct. 1	*Lakin-Smith, Ernest	184, Hagley Road, Edgbaston, Birmingham.
553	A. '89, Jan. 14 / F. '91, Dec. 7	*Lambert, Godfrey Charles	10, Basinghall Street, E.C.
307	1891, Nov. 4	Lammie, George	138, Hope Street, Glasgow.
898	1887, Dec. 5	Lancaster, Charles Holland	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
090	1891, May 23	Lane, Ernest Lacan	92, Old Christchurch Road, Bournemouth.
688	1890, Jan. 6	Lang, Charles Augustus	3, King Street, Cheapside, E.C.
762	1882, Feb. 27	Langridge, George. (*Member of Council*)	The Broadway, Tunbridge Wells, Kent.
645	1889, Dec. 9	Larmuth, George Horatio	Wilton Chambers, 10, St. Ann's Square, Manchester.
015	1891, Mar. 14	Latter, Hugh Robinson	The Town Hall, Bromley, Kent.
145	1868, Nov. 9	Laurance, John	Sexton Barns, Peterboro'.
089	1884, Feb. 11	Law, Edmund, F.R.I.B.A.	St. Giles' Square, Northampton.
717	1890, Feb. 10	Lawford, William Robinson	Underhill, Oswestry.
091	1891, May 23	Lawrance, Walter	13, Hart Street, Bloomsbury Square, W.C.
944	1891, Jan. 17	Lawrence, Arthur	Great Marlow, Bucks.
308	1891, Nov. 4	Lawrence, Peter	50, Frederick Street, Edinburgh.
019	A. '83, Dec. 17 / F. '89, Nov. 11	Lawrence, William Robert	57 & 58, Chancery Lane, W.C.
970	A. '91, Jan. 17 / F. '95, Mar. 4	*Leaning, Henry John	28, John Street, Bedford Row, W.C.
461	1888, Feb. 20	Leaning, John	28, John Street, Bedford Row, W.C.
690	A. '94, Oct. 30 / F. '95, Nov. 25	*Leaning, William Arthur	30, Telford Avenue, Streatham Hill, S.W.
645	1894, Oct. 30	*Leather, George Herbert	Central Bank Chambers, Leeds.
60	A. '68, July 6 / F. '82, May 8	Lee, Charles Williams	63, Lincoln's Inn Fields, W.C.
382	1874, Feb. 2	Lee, Frederick	6, Great College Street, S.W.
1354	A. '87, Jan. 10 / F. '93, Nov. 13	*Lee, John Wilfrid	Vestry Hall, Hampstead, N.W.
1610	1889, Mar. 18	Lee, Philip Shirling	35, Craven Street, W.C., and Oaklands, Woodford, Essex.
2092	1891, May 23	Lee, Sydney W., F.R.I.B.A.	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	Lee, William	143½, High Street, Guildford, Surrey.
2927	1895, Oct. 24	*Leeder, Ernest Holtham	Craneleigh, Uplands, Swansea.
229	1870, Feb. 7	Lees, John	Reigate, Surrey.
2016	1891, Mar. 14	Legard, Digby Charles	Highington Hall, Lincoln.
886	1882, Dec. 18	Lemon, J., M.I.C.E., F.R.I.B.A.	Southampton.
717	1882, Jan. 30	Lepper, John Harrage	10, Market Square, Bromley, Kent.
1156	1884, May 5	Le Rossignol, Francis	1, Gresham Buildings, Basinghall Street, E.C.
2882	1895, Sept. 2	L'Estrange, Christopher Arthur	Estates Office, Sligo.
1176	1884, May 19	Lethbridge, Walter	1, Leigham Villas, Plymouth.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1945	1891, Jan. 17	LETTS, THOMAS HOLLINS . .	185, Earl's Court Road, S.W.
647	1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY .	53, Parliament Street, S.W.
901	1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
1646	1889, Dec. 9	LINAKER, CHARLES EDWARD .	Frodsham, Cheshire.
1405	1887, Dec. 19	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
2310	1891, Nov. 4	LITTLE, WILLIAM	Hutton Hall, Penrith.
737	1882, Feb. 13	LITTLE, WILLIAM CUTLACK . .	Stag's Holt, March, Cambridgeshire.
949	A. '83, May 21 / F. '88, Apr. 16	LITTLE, WILLIAM DAVIS . .	Middleton Stoney, Bicester, Oxon.
2311	1891, Nov. 4	LITTLEWOOD, LIONEL . . .	49, Doughty Street, W.C.
2093	1891, May 23	LLEWELLIN, DAVID MORGAN .	Glanwern Offices, Pontypool.
2834	1895, Sept. 2	LLOYD, AVERELL	Tamnamore, Moy, Co. Tyrone.
2488	1892, Feb. 26	LLOYD, G. HAMILTON, A.M.I.C.E.	7, St. Mildred's Court, Poultry, E.C.
648	1881, Dec. 19	LOCK, WILLIAM HENRY . . .	Instow, North Devon.
2313	1891, Nov. 4	LOFTHOUSE, ROGER . . .	62, Albert Road, Middlesbrough-on-Tees.
393	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
1164	A. '84, May 5 / F. '91, June 29	LOFTS, HENRY FAIRLAM . .	130, Mount Street, Grosvenor Square, W.
2462	A. '91, Nov. 1 / F. '95, July 8	*LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
1188	1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
2314	1891, Nov. 4	LORING, JOHN	The Cottage, Doddington, Nantwich, Ches[h]
1396	1887, Nov. 14	LOVEGROVE, HENRY, A.R.I.B.A.	Eboracum, Herne Hill, S.E., and 314, Old S[t] E.C.
1814	1890, May 29	LOVEYS, ARTHUR CLAMPITT. .	Moretonhampstead, Devon.
1126	A. '84, Mar. 10 / F. '91, Feb. 16	LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, H[t]
738	1882, Feb. 13	LOWE, CHARLES HARLOWE . .	Hampstead Vestry Hall, Haverstock Hill, N[W]
2532	A. '92, Nov. 28 / F. '97, June 28	*LUCAS, JOHN ARCHIBALD . . .	Guildhall Chambers, High Street, Exeter, D[v]
1648	1889, Dec. 9	LUCAS, WILLIAM EDWARD . .	Bexley, Kent.
1742	1890, Feb. 24	LUDLOW, WALTER ROBERT . .	Dorridge, Knowle, Warwick, and 18, New S[t] Birmingham.
2095	1891, May 23	LYNAM, CHARLES, F.R.I.B.A. .	Stoke-on-Trent.
3308	1898, Feb. 18	LYONS, FRANCIS OLIVER . .	102, St. Stephen's Green, Dublin.
1743	1890, Feb. 24	LYWOOD, EDWIN	Norman Court, Clatford, Andover, Hants.
2315	1891, Nov. 4	MACCALLUM, ALEXANDER DUNCAN	63 & 64, New Broad Street, E.C.
2693	A. '94, Oct. 30 / F. '95, Oct. 1	*MCCARTHY, HENRY ROBERT .	School Board Offices, Victoria Embankment,
3082	189[6], June 2	M'CLINTOCK, ARTHUR . . .	Downshire Office, Hillsborough, Co. Down.
2836	1895, Sept. 2	MCCLINTOCK, CHARLES EDWARD, LIEUT.-COL.	Glendaragh, Crumlin, Co. Antrim.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2322	1891, Nov. 4	McCracken, William . .	Englesea House, Crewe.
2837	1895, Sept. 2	McCullagh, James W. . . .	Glasslough, Co. Monaghan.
3064	1896, Oct. 28	McDermott, N. Bernard, C.E.	Chief Surveyor, War Office, Horse Guards, Whitehall, S.W.
2838	1895, Sept. 2	McDonald, Allan	Glenarm, Co. Antrim.
2096	1891, May 23	MacDougall, Robert . . .	138, West Regent Street, Glasgow.
2823	1891, Nov. 4	McIntyre, Peter	Gwydyr Ucha, Llanrwst, North Wales.
1615	1889, Apr. 1	MacIver, Colin	23, Bold Street, Warrington.
2324	1891, Nov. 4	McKie, Hugh U., M.I.C.E. .	11, Victoria Street, S.W.
1622	1889, Apr. 29	McLean, Donald	Dunrobin Estate Office, Golspie, Sutherlandshire.
2928	1895, Oct. 24	*MacNicoll, Douglas Henry .	Derwas, Abergele, Denbighshire.
2317	1891, Nov. 4	‡Madge, John.	Tolcis, Axminster, Devon.
3012	1896, Jan. 21	Mahon, George Gilbert . .	The Rent Office, Ahascragh, Co. Galway.
3179	1897, Oct. 27	Makins, William Alexander .	79, West Regent Street, Glasgow.
2318	1891, Nov. 4	Mallett, William Robert .	35, Great St. Helen's, E.C.
161	1869, Jan. 25	Mann, Charles John . . .	29, Great George Street, S.W.
2319	1891, Nov. 4	Mann, Jabez, A.M.I.C.E. . .	Sevenoaks, Kent.
1784	1890, Apr. 14	Mann, James Bagshaw. . .	12, Lower Grosvenor Place, S.W.
1551	A. '89, Jan. 14 / F. '93, Feb. 6	*Mann, Robert Bagshaw . .	29, Great George Street, S.W.
1946	1891, Jan. 17	Manners, Henry Alfred . .	Buckminster Park, near Grantham.
1616	1889, Apr. 1	Margereson, Charles Frederic	New Square, Chesterfield.
1362	1887, Jan. 24	Margetts, John William . .	12, High Street, Warwick.
1947	1891, Jan. 17	Marks, Hyman	19, Ludgate Hill, E.C.
2839	1895, Sept. 2	Marmion, Thomas Henry . .	Estates Office, Cappoquin.
192	1869, Mar. 22	Marr, James	8, Adam Street, Adelphi, W.C.
470	A. '77, Jan. 15 / F. '89, Dec. 9	Marriott, George Wharton .	35, Egerton Crescent, S.W.
626	A. '81, Nov. 14 / F. '84, Nov. 24	Marshall, Lionel Hasler .	Chippenham, Wilts.
1785	1890, Apr. 14	Marshall, Peter	3, Hartshead, Sheffield.
2097	1891, May 23	Marson, Thomas	Higham, Hinckley, and Leicester.
2631	A. '94, Feb. 23 / F. '97, Oct. 4	*Martin, Alfred John . . .	16, Duke Street, Chelmsford, Essex.
976	1883, Nov. 12	Martin, George Dennis . .	3, Pall Mall East, S.W.
434	1876, Mar. 20	Martin, Gilson	Chatsworth, Chesterfield.
1555	A. '89, Jan. 14 / F. '96, Jan. 6	*Martin, Heber Gambling. .	Littleport, Isle of Ely.
361	1875, Jan. 4	Martin, Howard . . . . (*Member of Council*)	27, Chancery Lane, W.C., and Bolney Grange, Havelock Road, Croydon.
649	1889, Dec. 9	Martin, Robert Frewen . .	Mountsorrel, Loughborough.
2595	A. '93, Oct. 4 / F. '98, Mar. 21	*Martin, Samuel	27, Chancery Lane, W.C.
1533	A. '88, Dec. 10 / F. '92, July 4	*‡Martin, Thomas	Hampden House, N.W.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1589	1889, Feb. 25	MARVIN, ALBERT EDWARD . .	Marl Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar. 4	MASON, CHARLES.	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
1288	A. '85, Dec. 7 / F. '88, Nov. 12	*MASSIE, FRANK, A.M.I.C.E. .	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	MASTERMAN, GEORGE HUGHES .	35, Coleman Street, E.C.
994	1883, Dec. 17	MATHEWS, GEORGE SPENCER .	15, Waterloo Street, Birmingham.
995	1883, Dec. 17	MATHEWS, JOSEPH D., F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	A. '93, Oct. 4 / F. '96, Apr. 13	*MATHEWS, LEWIS OSLER . .	15, Waterloo Street, Birmingham.
39	1868, Jun. 15	MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
1066	1884, Jan. 28	MATTHEWS, WILLIAM . . .	8, Delahay Street, S.W.
2840	1895, Sept. 2	MAUDE, ANTHONY FRITZ . .	Drumadreary, Irvinestown, Co. Fermanagh.
2842	1895, Sept. 2	MAUDE, CHRISTOPHER HUGH .	Lenaghan, Enniskillen, Co. Fermanagh.
2841	1895, Sept. 2	MAUDE, MAURICE CEELEY . .	Lenaghan, Enniskillen, Co. Fermanagh.
2843	1895, Sept. 2	MAUNSELL, RICHARD EDWARD .	9, Ely Place, Dublin.
1356	A. '87, Jan. 10 / F. '90, Jan. 6	*MAXWELL, FRANCIS WILLIAM .	41, Corporation Street, Manchester.
2844	1895, Sept. 2	MAXWELL, HENRY PERCEVAL .	Old Bank House, Cahir, Co. Tipperary.
3188	1897, Oct. 27	MAY, FRANCIS JOHN CHARLES .	Town Hall, Brighton, Sussex.
2320	1891, Nov. 4	MAY, THOMAS HENRY . . .	Haslin House, Harpur Hill, Buxton, Derbyshire.
1948	1891, Jan. 17	MEADE, T. DE COURCY, M.I.C.E.	Kenmore, Didsbury, Manchester.
2534	A. '92, Nov. 28 / F. '93, Aug. 9	*MELLENFIELD, JAMES HENRY .	45, Cazenove Road, Stoke Newington, N.
2098	1891, May 23	MELLER, WILLIAM GALLOWAY .	22, Cooper Street, Manchester.
552	1879, Dec. 8	MELLERSH, ALFRED WILLIAM .	Godalming, Surrey.
1949	1891, Jan. 17	MELLOR, THOMAS HENRY . .	1, Laurence Pountney Hill, E.C.
1379	1887, Mar. 7	MENZIES, WILLIAM	Golspie, Englefield Green, Surrey.
2696	A. '94, Oct. 30 / F. '97, June 28	*MERCER, CHARLES EDWARD .	Estates Office, S.E. Railway, London Bridge,
1972	A. '91, Jan. 17 / F. '94, Dec. 10	*MERRY, ARTHUR WALKER .	Bridge Street, Leighton Buzzard.
2099	1891, May 23	MERRY, THOMAS	2, Guildhall Road, Northampton.
2646	1894, Oct. 30	*MESSENGER, HENRY. . . .	77, Chancery Lane, W.C.
764	1882, Feb. 27	MESSENGER, WILLIAM HARRY .	Town Hall Chambers, Guildford, Surrey.
1223	1884, Dec. 8	*‡MICHELMORE, ALFRED . .	Berry Pomeroy Estate Office, Totnes, Devon.
1493	1888, Nov. 12	MIDDLETON, REGINALD EMPSON	17, Victoria Street, S.W.
2325	1891, Nov. 4	MIGOTTI, ALPHONZO, A.R.I.B.A.	4, St. George's Mansions, Red Lion Sq., W.C.
697	1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
2326	1891, Nov. 4	MILLAR, WILLIAM GALT . .	10, High Street, Reading.
2327	1891, Nov. 4	MILLARD, EDWARD	47, Finsbury Circus, E.C.
3070	1896, Oct. 28	*MILLER, JOHN EZRA, A.M.I.C.E.	12, Belle Vue Road, Sunderland.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1177	1884, May 19	MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
1805	1885, Feb. 22	MILLS, WILLIAM EDWARD . .	49, Hamilton Square, Birkenhead.
2328	1891, Nov. 4	MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
1950	1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
2463	A. '91, Nov. 4 F. '92, Oct. 12	*MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
1232	A. '84, Dec. 8 F. '90, Nov. 10	*MIXER, EDWARD	44, Charing Cross, S.W.
1718	1890, Feb. 10	MONCKTON, HRY. P., F.R.I.B.A.	32, Walbrook, E.C.
2330	1891, Nov. 4	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . .	The Outer Temple, 222, Strand, W.C.
1951	1891, Jan. 17	MONTAGU, HENRY HAVELOCK .	36, Coleman Street, E.C.
1771	1890, Mar. 24	MOODY, THOMAS	20, Cockspur Street, S.W.
1576	1889, Feb. 11	MOORE, ALFRED	144, Mile End Road, E., and 7, Leadenhall Street, E.C.
2100	1891, May 23	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.
1165	A. '84, May 5 F. '88, May 14	*MOORE, HAROLD EDWARD . .	41, Bedford Row, W.C.
2331	1891, Nov. 4	MORGAN, BENJAMIN BRAUFORD.	6, Bank Street, Norwich.
1772	1890, Mar. 24	MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts, and 27, Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY . .	Chirbury, Salop.
2101	1891, May 23	MORRIS, GEORGE FIELD . .	67 and 68, Cheapside, E.C.
2332	1891, Nov. 4	MORRIS, HAROLD GEORGE . .	67 and 68, Cheapside, E.C.
1119	1884, Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
2538	A. '92, Nov. 28 F. '94, Oct. 10	*MORRIS, RICHARD PERCIVAL .	41, Ridge Road, Stroud Green, N.
1127	A. '84, Mar. 10 F. '91, Jan. 5	MOSS, THOMAS WALTER . . .	7, Gray's Inn Place, Gray's Inn, W.C.
1895	A. '90, Nov. 22 F. '93, Apr. 10	*MOULD, GRAHAM HARLEY . .	25, Great James Street, Bedford Row, W.C.
3065	1896, Oct. 28	MOXON, HERBERT WILLIAM .	Horse Guards, Whitehall, S.W.
965	A. '83, May 25 F. '91, Oct. 15	MOYES, JOHN HELENUS . .	26, Trinity Street, Cambridge.
2145	A. '91, May 23 F '92, May 30	*MÜLLER, JOHN J., A.R.I.B.A. .	30, Dorville Road, Hammersmith, W.
2017	1891, Mar. 14	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	1891, Nov. 4	MUNDY, THOMAS E., A.R.I.B.A.	12, Buckingham Street, Adelphi, W.C.
2335	1891, Nov. 4	MUNRO, DANIEL	39, Hope Street, Glasgow.
765	1882, Feb. 27	MUNRO, PHILIP	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
2845	1895, Sept. 2	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
1406	1887, Dec. 19	MURRAY, GILBERT	Elvaston Estate Office, Derby.
1952	1891, Jan. 17	MURRAY, WILLIAM	School Board Offices, Victoria Embankment, W.C.
809	1882, May 8	MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
2336	1891, Nov. 4	MYRES, JOHN JAMES, A.M.I.C.E.	15, Chapel Street, Preston.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1591	1889, Feb. 25	NAPIER, HENRY BURROUGHES .	Chippenham, Wilts.
164	A. '69, Jan. 25 / F. '82, Mar. 13	NASH, ALFRED JAMES . . .	Farnham, Surrey.
2018	1891, Mar. 14	NEALE, GEORGE JAMES . . .	13, Lowndes Street, Belgravia, S.W.
581	1879, Feb. 3	NEAME, FREDERICK	Macknade, Faversham, Kent.
795	1882, Apr. 24	NEATE, ARTHUR WEBB . . .	Albion House, Newbury, Berks, and Hungerford
1314	1886, May 3	NEVE, HERBERT	Pullington, Benenden, Cranbrook, Kent.
2337	1891, Nov. 4	NEVETT, FRANCIS WALTER . .	54, Claremont Terrace, Fulwood, Preston.
1650	1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire,
2102	1891, May 23	NEW, EDW. VORLEY, A.R.I.B.A.	62, George Street, Portman Square, W.
1719	1890, Feb. 10	NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
1276	1885, Dec. 7	NEWMAN, ARTHUR H., F.R.I.B.A.	19A, Tooley Street, London Bridge, S.E.
856	A. '82, Dec. 18 / F. '89, Nov. 11	NEWMAN, CHARLES HENRY . .	34, Savile Row, W.
289	1872, Dec. 9	NEWMAN, FRANCIS	Ryde, Isle of Wight.
2540	A. '92, Nov. 28 / F. '94, Oct. 10	*NEWMAN, SAMUEL FRANK . .	33 and 34, Savile Row, W.
2338	1891, Nov. 4	NEWMAN, THOMAS HARRY . .	Rayne, Essex.
566	A. '80, Jan. 19 / F. '86, Apl. 12	NEWMARCH, HENRY CHARLES .	61, Lincoln's Inn Fields, W.C.
2846	1895, Sept. 2	NEWPORT, GEORGE BELLINGHAM	Rockview, Inistioge, Co. Kilkenny.
739	1882, Feb. 13	NEWSON, HARRY CARSS . . .	57, Lincoln's Inn Fields, W.C.
1020	A. '83, Dec. 17 / F. '89, Nov. 11	NEWTON, THOMAS EDWIN . .	45, Jewry Street, Winchester.
2339	1891, Nov. 4	NICHOLSON, THOS. C., F.R.I.B.A.	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
2340	1891, Nov. 4	NICHOLSON, WILLIAM ABERNETHY	29, Queen Street, E.C.
2490	1892, Feb. 26	NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
401	1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.
1264	1885, Mar. 23	NOEL, BYRON BRUCE . . .	Ockham, Ripley, Surrey.
435	1876, Mar. 20	NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
1720	1890, Feb. 10	NORMAN, WILLIAM HORACE. .	34, Great George Street, S.W.
502	A. '78, Feb. 11 / F. '90, Mar. 10	NORRIS, WALTER HENRY . .	60, Fore Street, Hertford.
85	1868, Jul. 20	NORTH, GEORGE	Palace Chambers, 9, Bridge Street, S.W.
958	1883, May 25	*NORTH, GEORGE FREDERIC . .	Stratfield Saye, Mortimer, Berks.
1569	1889, Jan. 28	NORTHCROFT, HENRY . . .	8, St. Martin's Place, Charing Cross, W.C.
2019	1891, Mar. 14	NORTON, THOMAS HERBERT .	16, Whitehall Place, S.W.
255	1871, Feb. 13	NOTLEY, RICHARD A. . . .	80, Cornhill, E.C.
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	35, Bucklersbury, E.C.
676	A. '81, Dec. 19 / F. '87, Feb. 7	NOTTAGE, WILLIAM GRIGGS .	High Street, Slough, and Windsor.
2847	1895, Sept. 2	NUNN, WILLIAM BOLTON . .	George Street, Wexford, and Castlebridge.
2978	A. '95, Oct. 24 / F. '98, May 2	*NUTTALL, HERBERT, . . .	20, Market Street, Bury, Lancashire.
1763	1890, Mar. 10	NUTTALL, THOMAS	20, Market Street, Bury, Lancashire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
59	1868, Jul. 6	OAKLEY, CHRISTOPHER . . . (*Past-President*)	10, Waterloo Place, S.W.
2465	{A. '91, Nov. 4 / F. '94, Oct. 10}	*OAKLEY, CHRISTOPHER PERCIVAL	10, Waterloo Place, S.W.
2020	1891, Mar. 14	OAKLEY, EDWARD BENJAMIN .	Westville, Parkstone, Dorset.
1875	{A. '91, Jan. 17 / F. '92, Dec. 5}	*OAKLEY, JOHN HUBERT . . .	10, Waterloo Place, S.W.
1976	{A. '91, Jan. 17 / F. '94, Jan. 22}	*OGDEN, MICHAEL GUY . . .	80, Coleman Street, E.C., and 4, High Street, Wimbledon, S.W.
1468	1888, Mar. 5	OLDROYD, LINLEY	5, Oxford Place, Leeds.
2841	1891, Nov. 4	OLIPHANT, GEORGE A. J. . .	Chatley House, Norton St. Philip, near Bath.
2842	1891, Nov. 4	OLIVER, CHARLES EDWARD . .	Selby Lodge, Consett, Co. Durham.
1306	1886, Feb. 22	ORGILL, JOHN BERWICK . .	21, Hart Street, Bloomsbury Square, W.C.
2343	1891, Nov. 4	ORR, CECIL, A.R.I.B.A. . .	1, Suffolk Street, Dublin.
2849	1895, Sept. 2	OSBORNE, CHARLES W. . . .	Rosnaree, Slane, Co. Meath.
1896	{A. '90, Nov. 22 / F. '92, Nov. 14}	*OSENTON, GEORGE, JUN. . .	Oxted, Surrey.
1851	1890, Nov. 22	OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
2850	1895, Sept. 2	OWEN, ARTHUR JOHN . . .	Shanvaghey, Ballacolla, Queen's County.
1721	1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
2344	1891, Nov. 4	OWEN, RICHARD NEWSHAM . .	Haughton, Tarporley.
1098	{A. 84, Feb. 11 / F. '90, Jan. 6}	OWEN, THOMAS HENRY RULE .	High Street, Haverfordwest, Pembrokeshire.
183	1869, Mar. 8	OWEN, THOMAS RULE . . .	High Street, Haverfordwest, Pembrokeshire.
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT. . .	Cefngwifed, near Newtown, Montgomeryshire.
2021	1891, Mar. 14	PAGE, GEORGE FREDERICK . .	Eagle Chambers, Kingston-on-Thames.
1042	1884, Jan. 14	PAGE, ROBERT, F.R.I.B.A. . .	9, Denman Street, London Bridge, S.E.
2702	{A. '94, Oct. 30 / F. '98, Jan. 24}	*PAGE, STANLEY HATCH . . .	1, Harbour Street, Ramsgate, Kent.
406	{A. '75, Nov. 8 / F. '81, April 4}	PAIN, COARD SQUAREY . . .	14, North John Street, Liverpool, and 5, Victoria Street, Westminster, S.W.
2601	{A. '93, Oct. 4 / F. '97, June 28}	*PAIN, GEORGE LLOYD . . .	35, Bedford Street, Woburn, Beds.
966	{A. '83, May 25 / F '94, Oct. 10}	*PAIN, JAMES	St. Mary's Street, Ely, Cambridgeshire.
2345	1891, Nov. 4	PAIN, WILLIAM, F.R.I.B.A. . .	63, Lincoln's Inn Fields, W.C.
2346	1891, Nov. 4	PAINE, EDWARD JABEZ . . .	11, Great James Street, Bedford Row, W.C.
1535	{A. '88, Dec. 10 / F. '92. Oct. 12}	*‡PALAMOUNTAIN, JOSEPH WM. .	Cloverley Estate Office, Whitchurch, Salop.
2851	1895, Sept. 2	PALMER, CHARLES NUGENT . .	Rahan House, Edenderry.
1815	1890, May 29	PARK, PHILIP SAMUEL . . .	The Oaks, Penwortham, Preston, Lancashire.
1315	1886, May 3	PARK, WILLIAM PHILIP. . .	18, Winckley Street, Preston, Lancashire.
1383	1887, Mar. 21	PARKER, CHARLES ALFRED .	21, Finsbury Circus, E.C., and Woodham Mortimer Place, Maldon, Essex.
1269	1885, May 18	PARKER, JOHN, A.M.I.C.E. . .	Mansion House, Hereford.
2348	1891, Nov. 4	PARKER, STANLEY	427, Edgware Road, W.

‡ Special Forestry Certificate.

FELLOWS.

Dip. No.	Date of Election and of Transfer.		
567	A. '80, Jan. 19 F. '88, Jan. 9	PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
1852	1890, Nov. 22	PARKER, WILLIAM HENRY	3, Foregate Street, Worcester.
628	A. '81, Dec. 5 F. '84, Nov. 24	PARKIN, JOHN ROBT., A.M.I.C.E.	Idridgehay, near Derby.
1853	1890, Nov. 22	PARKIN, WILLIAM	Babworth, Retford, Notts.
865	1883, Jan. 15	PARMETER, FRANK	Middle Lees, Clitheroe, Lancashire.
2104	1891, May 23	PARNACOTT, ALFRED	93, York Road, Westminster Bridge Road, S.E. and The Ferns, Laurel Grove, Penge, S.E.
910	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
2022	1891, Mar. 14	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
1679	A. '89, Dec. 9 F. '93, Nov. 13	*PARRIS, CHARLES JOHN	Groombridge, Sussex.
3041	1896, June 2	*PARRY, JOSEPH WM., A.M.I.C.E.	59, St. John's Street, Oxford.
1422	A. 87, Dec. 19 F. '91, Mar. 16	*PARRY, RICHARD, A.M.I.C.E.	27, Great George Street, S.W.
1503	1888, Nov. 26	PARSONS, FRANK DONISTHORPE.	Misterton, Crewkerne, Somerset.
1855	1890, Nov. 22	PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton
1764	1890, Mar. 10	PARSONS, HENRY JOHN DONNE.	Bampfylde House, Exeter.
957	A. '83, May 25 F. '88, Dec. 10	PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne, Somerset.
1897	A. '90, Nov. 22 F. '94, Oct. 10	*PARTRIDGE, EDWARD JOHN	Bank Chambers, 39, George Street, Richmond, Surrey, and 50, Lincoln's Inn Fields, W.C.
1745	1890, Feb. 24	PATERSON, CHARLES	Canford Estate Office, Wimborne, Dorsetshire.
601	1881, Jan. 24	PATTISSON, JACOB LUARD, C.B.	Claremont Lodge, Cobham, Surrey.
967	A. '83, May 25 F. '88, May 14	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
583	1880, Dec. 13	PAYNE, ALEXANDER, F.R.I.B.A.	Norfolk House, Victoria Embankment, W.C.
719	1882, Jan. 30	PAYNE, FREDERICK	10, Market Square, Bromley, Kent.
2602	A. '93, Oct. 4 F. '98, Jan. 24	*PEARCE, FRED W.	District Council Offices, Broadway, Wimbledon, S.W.
2350	1891, Nov. 4	PEARD, JOHN GRIGG	North Curry, near Taunton.
2351	1891, Nov. 4	PEARSE, WILLIAM	Stoliford, Modbury, Devon.
2352	1891, Nov. 4	PEARSON, ALFRED, A.M.I.C.E.	Estate Offices, Dukinfield.
2981	A. '95, Oct. 24 F. '96, Oct. 1	*PEARSON, HARRY JOHN	Architectural Department, Local Government Board, Whitehall, S.W.
2603	A. '93, Oct. 4 F. '98, Jan. 10	*PEARSON, HOWARD	Stoughton, Leicester.
1270	1885, May 18	PECK, WILLIAM ROLAND	1, Cockspur Street, S.W.
2353	1891, Nov. 4	PEIRSON, GEORGE BRODRICK	Baldersby, S.O., Yorkshire.
2354	1891, Nov. 4	PEIRSON, HENRY THOMAS	Brancepeth, Co. Durham.
2105	1891, May 23	PELLS, ARTHUR	Beccles and Lowestoft.
1651	1889, Dec. 9	PEMBERTON, CHARLES OLIVER PAGET	69, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN W., F.R.I.B.A. *(Honorary Secretary)*	30, Great George Street, S.W.
2452	1895, Sept. 2	PENROSE, JAMES EDWARD	Estate Office, Lismore Castle, Lismore.
3013	1896, Jan. 21	PENROSE, WILLIAM ROBERT	Estate Office, Rose Lane, Waterford.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
452	1876, May 8	PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neots.
2355	1891, Nov. 4	PERKINS, JOSEPH	Laughton, Rugby.
1341	A. '86, Dec. 6 / F. '91, May 25	*PERKINS, WALTER FRANK . .	Portswood House, Southampton, Hants.
2106	1891, May 28	PERRIAM, ALFRED JOSEPH . .	43, Cannon Street, E.C.
3153	1897, Feb. 17	PERRY, S. W., CAPT. . . .	The Grange, Ballymena, Co. Antrim, Ireland.
2356	1891 Nov. 4	PETHER, HARRY	8, Craig's Court, Charing Cross, S.W.
252	1885, Feb. 9	*PETO, JAMES WINDER . . .	6, Market Place, Reading, Berks.
428	1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover, Kent.
3164	A. '97, Feb. 17 / F. '97, Dec. 6	*PHILLIPS, WILLIAM	108, St. Mary Street, Cardiff.
1652	1889, Dec. 9	PHILLIPS, WILLIAM EDWIN. .	Eagle Chambers, Kingston-on-Thames.
1043	1884, Jan. 14	PICKERING, WILLIAM CLOVES .	Rhewl House, Mostyn, Flintshire.
2357	1891, Nov. 4	PIERCY, HENRY ONSLOW . .	The Elms, Lowthorpe.
1617	1889, Apr. 1	PIERSON, CHARLES	29, Cooper Street, Manchester.
968	A. '83, May 25 / F. '86, Dec. 6	*†PILDITCH, PHILIP EDWARD .	2, Pall Mall East, Charing Cross, S.W., and Weybridge, Surrey.
1704	1890, Jan. 27	PINKS, EDWIN CHARLES . .	45, Parliament Street, S.W.
3119	A. '96, Oct. 28 / F. '97, Oct. 4	*PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
2358	1891, Nov. 4	PINNEY, JOHN GEORGE . . .	Brooklyn House, Axminster.
2023	1891, Mar. 14	POPPLE, JOHN	19, St. Hilda's Terrace, Whitby.
2359	1891, Nov. 4	PORTER, JOHN MERRY . . .	The Estate Office, Colwyn Bay, N. Wales.
2360	1891, Nov. 4	POSTON, HENRY	39, Lombard Street, E.C.
1977	A. '91, Jan. 17 / F. '94, Nov. 12	*POTTER, HERBERT GEORGE . .	22, High Street, Hampstead, N.W.
2361	1891, Nov. 4	POTTS, JAMES	Stanbeck, Workington, Cumberland.
224	1870, Jan. 24	POUNDLEY, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1856	1890, Nov. 22	POWELL, FREDERICK ATKINSON, F.R.I.B.A.	344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
1022	A. '83, Dec. 17 / F. '91, Mar. 16	POWELL, HUBERT JOHN . . .	Hill Lodge, Lewes, Sussex.
342	A. '74, Feb. 16 / F. '80, Nov. 22	POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, Sussex.
3033	1896, June 2	POWELL, ROBERT	Westport, Co. Mayo.
2543	A. '92, Nov. 28 / F. '96, June 26	*PRALL, HERBERT ALEXANDER .	Martin's Bank Chambers, Dartford, and 150, Eastgate, Rochester, Kent.
1900	A. '90, Nov. 27 / F. '96, June 26	*PRALL, HERBERT EDWARD . .	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford, Kent.
2362	1891, Nov. 4	PREEDY, FREDERIC	Caldecote, St. Neots, Huntingdonshire.
1536	A. '88, Dec. 10 / F. '92, Dec. 5	*PRESTON, SAMUEL DAVID . .	Vestry Hall, Camberwell, S.E.
1781	1890, Apr. 14	PRICE, FRANCIS HOLBORROW GLYNN	Longlands Place, Swansea, Glamorganshire.
2363	1891, Nov. 4	PRICE, JOHN, A.M.I.C.E. . .	City Surveyor's Office, The Council House, Birmingham.
2544	A. '92, Nov. 28 / F. '95, Nov. 1	*PRICE, RICHARD ARNOLD . .	340, Balham High Road, Upper Tooting, and 2, Clapham Park Road, S.W.

† Special Sanitary Science Certificate.

FELLOWS.

Dip. No.	Date of Election and of Transfer.		
2107	1891, May 23	PRIDMORE, ALBERT EDWARD	2, Broad Street Buildings, E.C., and 28, High Street, Watford, Herts.
1857	1890, Nov. 22	PRIDMORE, ARTHUR STIRLING	140, Junction Road, N.
1816	1890, May 29	PRITCHETT, ELLIS HERBERT	Regent Circus, Swindon, Wilts.
2364	1891, Nov. 4	PROTHEROE, WILLIAM HENRY	67 and 68, Cheapside, E.C.
1273	1885, Nov. 9	PUNCHARD, FREDERICK	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
1694	A. '90, Jan. 6 / F. '95, Feb. 18	*PUNCHARD, FREDERICK BURT	Enville Estate Office, near Stourbridge.
2853	1895, Sept. 2	PURCELL, WILLS W.	Dromore, Mallow.
1080	A. '84, Jan. 28 / F. '89, Jan. 28	PURCHASE, EDWARD KEYNES	Mansion House Chambers, 11, Queen Victoria Street, E.C.
3299	1898, Feb. 18	PURDIE, ANTHONY	241, West George Street, Glasgow.
1858	1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields, W.C.
2984	A. '95, Oct. 24 / F. '97, Jan. 11	*PURVIS, CHARLES JAMES	48, Shardeloes Road, New Cross, S.E.
1224	1884, Dec. 8	PYM, GEORGE EDWIN	Doods. Reigate, Surrey.
2855	1895, Sept. 2	QUIN, RICHARD	9, Crosthwaite Park West, Kingstown, Ireland.
2856	1895, Sept. 2	QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.
1954	1891, Jan. 17	RADFORD, WILLIAM HAROLD	19, Brazennose Street, Albert Square. Manchester.
2635	A. '94, Feb. 23 / F. '96, Oct. 1	*RAFFETY, HERBERT WILLIAM	71, Temple Row, Birmingham.
1462	1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
2025	1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Ireland.
2366	1891, Nov. 4	RANSFORD, BENJAMIN HERBERT	St. Chads, The Shrubbery, Weston-super-Mare, Somersetshire.
2108	1891, May 23	RANSOM, THOMAS ROBERT	32, Lowndes Street, Belgrave Square, S.W., and 12, Lower Grosvenor Place, S.W.
3066	1896, Oct. 28	RAVES, BERTRAM ADAMS, A.M.I.C.E.,	Royal Engineer Office, Valletta, Malta.
902	1883, Feb. 26	RAWLENCE, ERNEST ALFRED	Newlands, Salisbury.
2026	1891, Mar. 14	RAWLENCE, JAMES EDWARD	The Canal, Salisbury, Wilts.
1859	1890, Nov. 22	RAWLINS, HY. ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
2367	1891, Nov. 4	RAWLINS, WILLIAM	Kent Fire Office, Maidstone, Kent.
134	1868, Oct. 26	RAYNBIRD, HUGH EDWARD	Basingstoke, Hants.
1516	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston, and Lytham, Lancashire.
1139	1884, Apr. 21	READ, GEORGE HUNTLY	27, Albany Street, N.W.
2109	1891, May 23	REBBECK, EDWARD WISE	Stafford Lodge, Bournemouth.
2368	1891, Nov. 4	REBBECK, THOMAS WARREN	Gervis Place, Bournemouth.
1860	1890, Nov. 22	REES, ITHEL TREHARNE, M.I.C.E.	Guildhall Chambers, Cardiff.
584	1880, Dec. 13	REES, WILLIAM ANDREW	7, Cornhill, E.C.
544	1879, Apr. 28	REES, WILLIAM GEORGE	Holly House, Newport, Monmouthshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2369	1891, Nov. 4	REES, WILLIAM JOHN . . .	The Laurels, Swansea.
2370	1891, Nov. 4	REEVE, KINGSNORTH. . . .	27, High Street, Rye, Sussex, and High Street, Lydd, Kent.
3121	A. '96, Oct. 28 / F. '97, Oct. 4	*REFFELL, CHARLES ARTHUR .	The Chestnuts, Gomshall, Guildford, Surrey.
937	1883, April 30	RENDELL, ARTHUR STEPHEN .	Market Terrace, Newton Abbot.
3071	1896, Oct. 28	*RENTON, GEORGE	1, Albert Street, Harrogate, Yorkshire.
802	A. '82, Apr. 24 / F. '90, Jan. 27	REX, FRANCIS HERBERT . .	311, Kentish Town Road, N.W.
453	A. '76, May 8 / F. '81, Dec. 6	RICH, ROBERT	Didcot, Berks.
890	1883, Feb. 12	RICHARDS, ALFRED	Tottenham, N., and 18, Finsbury Circus, E.C.
2027	1891, Mar. 14	RICHARDS, GEORGE EDWARD .	St. John's Hill, Wimborne, Dorset.
2371	1891, Nov. 4	RICHARDS, HENRY	51, Grosvenor Road, S.W.
2110	1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.C.
1955	1891, Jan. 17	RICHARDSON, CHARLES . . .	51, Barn Hill, Stamford, Lincolnshire.
1746	1890, Feb 24	RICHARDSON, GEORGE . . .	5, Lonsdale Street, Carlisle.
1817	1890, May 29	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
461	1876, Dec. 18	RICHARDSON, JOHN, M.I.C.E. .	Methley Park, Leeds.
2466	A. '91, Nov. 4 / F. '92, May 30	*RICHARDSON, OLIVER ARCHER .	Sun Fire Office, Threadneedle Street, E.C.
1705	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.
303	1873, Feb. 10	RICKMAN, THOMAS M., A.R.I.B.A. (*Vice-President*)	8, Montague Street, Russell Square, W.C.
2373	1891, Nov. 4	RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde, Isle of Wight.
914	1883, April 2	RIDDLE, FREDERICK HENRY BRIMBLE	72, Park Street, Grosvenor Square, W.
2028	1891, Mar. 14	RIGDEN, FRANCIS	Salisbury, Wilts.
724	A. '82, Jan. 30 / F. '83, Jan. 29	RIGDEN, HENRY WILLIAM . .	Salisbury, Wilts.
2111	1891, May 23	RIGG, CHARLES	24, High Street, Cardiff.
1517	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
2374	1891, Nov. 4	RIX, GEORGE KERRY . . .	Somerleyton, near Lowestoft.
423	A. '76, Jan. 24 / F. '90, Nov. 10	ROBERTS, CHARLES QUINCEY .	2, South Square, Gray's Inn, W.C.
2858	1895, Sept. 2	ROBERTS, EDWARD USSHER .	The Rent Office, Longford.
1722	1890, Feb. 10	ROBERTS, HENRY CROYDON .	20, King William Street, E.C.
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
1786	1890, Apr. 14	ROBERTS, THOMAS, A.M.I.C.E. .	Portmadoc, North Wales.
3300	1898, Feb. 18	ROBERTSON, WALTER WOOD .	3, Parliament Square, Edinburgh.
754	A. '82, Feb. 13 / F. '91, May 25	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
1445	1888, Jan. 23	ROBINS, EDWARD	26, Bedford Row, W.C.
72	1868, Jul. 13	ROBINS, EDWARD C., F.R.I.B.A.	46, Berners Street, Oxford Street, W.
2498	A. '92, Feb. 26 / F. '95, Nov. 1	*ROBINS, PHILIP SEYMOUR . .	5, Waterloo Place, Pall Mall, S.W.
603	1881, Jan. 24	ROBINS, WILLIAM H., A.M.I.C.E.	82A, New Street, Birmingham.
1350	1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
2112	1891, May 23	ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.

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2375	1891, Nov. 4	ROBINSON, GEORGE EDWARD .	9, Tacketts Street, Blackburn.
618	1881, Apr. 4	ROBINSON, HENRY, M.I.C.E. .	Westminster Chambers, 13, Victoria Street, S.W.
2861	1895, Sept. 2	ROBINSON, HENRY ARTHUR .	Roundstone, Galway.
2467	A. '91, Nov. 4 F. '94, Oct. 10	*ROBINSON, HENRY HERBERT .	The Cottage, Heathfield Park, Willesden Green, N.W.
2859	1895, Sept. 2	ROBINSON, JAMES DODWELL. .	Seamount, Sligo.
810	1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
2862	1895, Sept. 2	ROBINSON, RICHD. ST. GEORGE	Seamount, Sligo.
2860	1895, Sept. 2	ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
291	1872, Dec. 9	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
2863	1895, Sept. 2	ROCHFORT, WILLIAM . . .	Cahir House, Cahir, Co. Tipperary.
1453	1888 Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
1747	1890 Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
2864	1895, Sept. 2	ROE, WILLIAM JAMES . . .	11, Westland Row, Dublin.
2865	1895, Sept. 2	ROGERS, HARRY	The Hill, Monaghan.
3125	A. '96, Oct. 28 F. '97, June 28	*ROGERS, HORACE MORDAUNT .	50, Belgrave Road, South Belgravia, S.W.
1225	1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W.
1570	1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemouth
361	A. 74, Dec. 7 F. '76, Jan. 24	ROLLESTON, SIR JOHN FOWKE LANCELOT . . . . . (*Vice-President*)	Grey Friars, Leicester.
969	A. '83, May 25 F. '89, Jan. 28	*ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
2656	A. '94, Feb. 23 F. '94, Oct. 10	*RONEY-DOUGAL, JOHN DOUGAL .	St. Martin's Place, Stafford.
1344	A. '86, Dec. 6 F. '87, Nov. 14	*ROODS, ALFRED	School Board Offices, Victoria Embankment, W.C.
2113	1891, May 23	ROOKE, ALFRED BRADLEY . .	11, Great James Street, Bedford Row, W.C.
2376	189 Nov. 4	ROONEY, SAMUEL	Cefn Mably Chambers, 9, Quay Street, Cardiff
1681	A. '89, Dec. 9 F '91, Jan. 5	ROPER, JOHN SIMPSON, A.M.I.C.E.	32, Market Square, Lancaster.
980	A. '83, Nov. 12 F. '87, Jan. 10	ROPER, WILLIAM.	49, Mount Pleasant Road, Tunbridge Wells, Kent
1483	1888, Apr. 30	ROSE, THOMAS	21, Prince of Wales Road, Norwich.
507	1878, Apr. 8	ROWE, RICHARD REYNOLDS, M.I.C.E., F.R.I.B.A. . .	Park House, Cambridge.
940	A. '83, Apr. 30 F. '90, Jan. 27	ROWLANDSON, CHRISTOPHER .	The College, Durham.
2114	1891, May 23	ROYCE, DAVID NEEDHAM . .	Oakham, Rutland.
2115	1891, May 23	ROYCE, JOHN	Oakham, Rutland.
2029	1891, Mar. 14	RUAULT, JOHN GUSTAVE PETER	17, Southampton Street, Bloomsbury, W.C.
2030	1891, Mar. 14	RUDKIN, ARTHUR JOHN . . .	St. Ann's, Bromley, Kent.
2877	1891, Nov. 4	RUDMAN, SYDNEY CHARLES . .	Windlestone, Ferry Hill, Co. Durham.
2878	1891, Nov. 4	RUMBALL, AUBREY	St. Alban's, Herts.
970	A. '83, May 25 F. '90, Jan. 6	*RUNDLE, EDWARD COLLINS . .	Bedford Office, Tavistock, Devon.
1023	A. '83, Dec. 17 F. '89, Feb. 25	RÜNTZ, ERNEST AUGUSTUS . .	10, 11, and 12, Walbrook, E.C.

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115	A. '73, Dec. 8 / F. '75, Nov. 8	RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
9081	1891, Mar. 14	RUSSELL, MURRAY LAWRENCE .	3, King Street, Cheapside, E.C.
1547	1889, Jan. 14	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	1890, May 29	RUTLEY, FRANK	11, Dowgate Hill, E.C.
2866	1895, Sept. 2	RUTTLEDGE, FRANCIS . . .	Coolbawn, Enniscorthy.
2867	1895, Sept. 2	RUTTLEDGE, THOMAS HENRY BRUEN	Erindale, Carlow, Ireland.
2380	1891, Nov. 4	RYAN, WILLIAM PATRICK. . .	1, Metal Exchange Buildings, Whittington Avenue, Leadenhall Street, E.C.
466	A. '76, Dec. 18 / F. '80, Nov. 8	RYDE, ARTHUR LYON . . .	29, Great George Street, S.W.
909	A. '88, Feb. 26 / F. '91, June 29	RYDE, CHARLES BERTRAM . .	29, Great George Street, S.W.
421	1876, Jan. 24	SADLER, GEORGE WILLIAM . .	467, High Street, Cheltenham.
233	A. 84, Dec. 8 / F. '94, May 28	*SADLER, GEORGE WILLIAM, JUN., A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
1256	1871, Feb. 13	ST. QUINTIN, PERRY. . . .	50, Threadneedle Street, E.C.
498	A. '76, Mar. 20 / F. '89, Nov 25	ST. QUINTIN, RICHARD SAMUEL .	50, Threadneedle Street, E.C.
1518	1888, Dec. 10	SALTER, WILLIAM HERBERT .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	SAMPLE, CHARLES HERBERT .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	SAMPLE, THOMAS	Bothal Castle, near Morpeth, Northumberland.
1789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS .	Tritlington Hall, Morpeth, Northumberland.
1682	A. '89, Dec. 9 / F. '91, Oct. 15	SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
1884	1887, Mar. 21	SAMUEL, WILLIAM JOHN . .	Newport Pagnell, Bucks.
2116	1891, May 23	SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset.
397	1875, Apr. 26	SANDAY, GEORGE HENRY . .	Blackwell Hall, Chesham, Bucks.
2869	1895, Sept. 2	SANDERS, CHARLES STEWART .	Sanders Park, Charleville.
2868	1895, Sept. 2	SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
458	1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.
1696	A. '90, Jan. 6 / F. '92, Nov. 14	*SAUNDERS, CHARLES HERBERT.	150, Finchley Road, Hampstead, N.W.
177	1869, Feb. 22	SAUNDERS, EDWARD	48, Bishopsgate Street Within, E.C.
2382	1891, Nov. 4	SAUNDERS, MARTIN L., A.R.I.B.A.	9, Finsbury Circus, E.C.
2082	1891, Mar. 14	SAUNDERS, RUTLAND. . . .	48, Bishopsgate Street Within, E.C.
2883	1891, Nov. 4	SAUNDERS, THEODORE RIDLEY .	Belgrave Chambers, Ventnor, Isle of Wight.
121	1868, Aug. 17	SAVILL, ALFRED . . . . . (*Member of Council*)	39, New Broad Street, E.C., and Chigwell, Essex.
782	A. '82, Mar. 13 / F. '89, Mar. 18	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
1902	A. '90, Nov. 22 / F. '93, Aug. 9	*SAVILL, EDWIN	39, New Broad Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
3306	1898, Feb. 18	SAYER, GEORGE WILLIAM . .	Royal Engineer Office, Singapore, S Settlement.
867	A. '83, Jan. 15 / F. '92, Feb. 1	SCAMMELL, THOMAS	1, St. Stephen Street, Bristol.
333	1874, Feb. 2	SCARTH, WILLIAM T. . . .	Raby Castle, Darlington.
2384	1891, Nov. 4	SCOTT, AUGUSTUS FREDERIC .	24, Castle Meadow, Norwich.
1385	1887, Mar. 21	SCOTT, HENRY LACY . . .	Bury St. Edmund's, Suffolk.
2870	1895, Sept. 2	SCOTT, JOHN RUSSELL . . .	60, Mountjoy Square, Dublin.
3034	1896, June 2	SCOTT, JOHN WILLIAM . . .	Rostevan, Ennis, Co. Clare.
3180	1897, Oct. 27	SCOTT, ROBERT	115, Wellington Street, Glasgow.
629	A. '81, Dec. 5 / F. '82, Apr. 24	SCOVELL, JOHN	18, Farndon Road, Oxford.
755	A. '82, Feb. 13 / F. '89, Mar. 4	SCRIVEN, CHARLES HERBERT .	Agency Office, Thong, Gravesend, Kent.
1861	1890, Nov. 22	SCRIVEN, RICHARD GEORGE .	Castle Ashby, Northampton.
2647	1894, Oct. 30	*SCRUBY, WILLIAM THOMAS . .	Post Office Terrace, Cambridge.
1706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES .	Shipley, Derby, and Friar Lane, Leicester.
534	1879, Mar. 3	SELBY, CHARLES FREDERIC . .	19, Queen Anne's Gate, S.W.
1723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. .	10, Draycott Place, Chelsea, S.W.
1868	1890, Nov. 22	SENIOR, HARRY SAMUEL . .	Sturminster Newton, Dorset.
1653	1889, Dec. 9	SETH-SMITH, W. H., F.R.I.B.A.	46, Lincoln's Inn Fields, W.C.
3130	A. '96, Oct. 28 / F. '97, June 28	*SEXTON, GEORGE ALEXANDER .	119, Brondesbury Road, Kilburn, N.W.
823	A. '82, Nov. 13 / F. '86, May 3	SEYMOUR, RICHARD ARTHUR HAMILTON	46, Earl Street, Maidstone, Kent.
1049	A. '84, Jan. 14 / F. '91, Mar. 16	SHACKLE, EDWARD NEILD . .	7, Hobart Place, S.W.
3301	1898, Feb. 18	SHARP, JOHN GRANT . . .	74, Buchanan Street, Glasgow.
431	1876, Mar. 6	SHAW, JOHN . . . . . (*Vice-President*)	College Place, Derby.
950	A. '83, May 21 / F. '90, Mar. 10	SHAW, JOHN, JUN.	The College, All Saints', Derby.
1819	1890, May 29	SHELMERDINE, HENRY . . .	Estate Offices, Lancashire and Yorkshire Rail Hunt's Bank, Manchester.
1748	1890, Feb. 24	SHEPPARD, ERNEST	Post Office, Bulawayo, S. Africa.
999	1883, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
1316	1886, May 3	SHERRIN, JOHN LESTER . .	40, Old Broad Street, E.C.
706	A. '82, Jan. 16 / F. '87, Dec. 5	SHERWIN, JOSEPH HENRY . .	16, Whitehall Place, S.W.
2117	1891, May 23	SHILCOCK, JAMES.	Hitchin, Herts, and 15, Basinghall Street,
2385	1891, Nov. 4	SHONE, ISAAC, A.M.I.C.E. . .	47, Victoria Street, Westminster, S.W.
474	A. '77, Jan. 29 / F. '80, Nov. 8	SHOPPEE, CHAS. H., F.R.I.B.A.	22, John Street, Bedford Row, W.C.
604	A. '81, Jan. 24 / F. '83, May 21	*SILCOCK, THOMAS BALL. . .	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK . . .	Parkside, Englefield Green, Surrey.
1654	1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
811	A. '82, May 8 / F. '89, Nov. 11	SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants, and Henley-on-Thames
824	A. '82, Dec. 4 / F. '91, Aug. 4	SIMMONS, WILLIAM ANKER . .	Henley-on-Thames, and Basingstoke.

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903	1888, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
486	1888, May 14	SIMPSON, ROBERT THOMAS . .	Horsecroft, Bury St. Edmunds, Suffolk.
386	1891, Nov. 4	SINGLE, ARTHUR	83, The Grove, Stratford, E.
546	A. '92, Nov. 28 / F. '97, May 31	*SKIPPER, HENRY HERBERT . .	Admiralty Offices, 21, Craven Street, W.C.
387	1891, Nov. 4	SKITT, ARTHUR	Glenbrook, Trent Road, Brixton Hill, S.W.
388	1891, Nov. 4	SLADE, JAMES BENJAMIN . . .	67 & 68, Cheapside, E.C.
903	A. '90, Nov. 22 / F. '92, Nov. 14	*SLATER, CHARLES FREDERICK .	51, Cheapside, E.C.
282	1872, Apr. 22	SLATER, GEORGE.	Canterbury, Kent.
598	A. '80, Dec. 12 / F. '88, April 30	SMALLPEICE, GEORGE BAKER .	9 and 10, Tokenhouse Yard, E.C., and Guildford.
181	1897, Oct. 27	SMELLIE, GEORGE	167, St. Vincent Street, Glasgow.
85	1868, Oct. 26	SMELLIE, THOMAS DAVIES . .	209, St. Vincent Street, Glasgow.
22	1868, Aug. 17	SMITH, CHARLES BOVILL . .	Wykeham House, Fareham, Hants.
326	1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
484	1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
389	1891, Nov. 4	SMITH, FRANK ADAMS, A.M.I.C.E.	28, Finsbury Circus, E.C.
906	A. '93, Oct. 4 / F. '95, July 8	*SMITH, FRANK BRAYBROOKE .	South Eastern Agricultural College, Wye, Kent.
388	A. 88, Dec. 10 / F. '90, Jan. 27	*SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
933	1891, Mar. 14	SMITH, FREDERIC ELLISON . .	Tanfield Chambers, Bradford.
390	1891, Nov. 4	SMITH, FREDERICK JOHN . .	21, Portland Street, Southampton.
934	1891, Mar. 14	SMITH, FREDERICK ROBERT .	6, Great College Street, S.W.
355	1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
119	1891, May 23	SMITH, GEORGE ALFRED . .	78, Parchment Street, Winchester.
371	1895, Sept. 2	SMITH, GEORGE YOUNG . . .	Ergenagh, Omagh, Co. Tyrone.
364	1890, Nov. 22	SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
100	A. '75, Apr. 26 / F. '81, Jan. 24	SMITH, HENRY HERBERT . .	Chippenham, Wilts, and 7, Whitehall Place, S.W.
391	1891, Nov. 4	SMITH, JOHN MOORE . . .	14, Union Court, Old Broad Street, E.C.
487	1888, May 14	SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
118	1891, May 23	SMITH, PERCY PYNE CALDECOTT	63, Holland Road, Kensington, W.
820	1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
372	1895, Sept. 2	SMITH, SIDNEY EDWARD . .	Derryvale, Roscrea.
392	1891, Nov. 4	SMITH, SIDNEY R. J., F.R.I.B.A.	14, York Buildings, Adelphi, W.C.
894	A. '83, Feb. 12 / F. 89, Feb. 25	SMITH, WHEATER	15, Cheapside, Bradford.
256	1885, Feb. 23	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, Worcestershire.
872	1887, Feb. 21	SMYTH-RICHARDS, GEORGE COBLEY	6, Castle Street, Barnstaple, Devon.
494	1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
807	A. '93, Oct. 4 / F. '96, Nov. 9	*SOWELS, WILLIAM CLOWES . .	Blackmore Heath Farm, Ockham, Ripley, Surrey.
321	1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
96	1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1689	1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
3182	1897, Oct. 27	SPROAT, ROBERT	Lennox Plunton, Kirkcudbright.
42	1868, Jun. 15	SQUAREY, ELIAS PITTS . . . (*Past-President*)	The Moot, Downton, Salisbury, and 15, George Street, S.W.
1822	1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	Bemerton, Salisbury, and 15, Great G Street, S.W.
1067	1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
1268	1885, May 4	STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
2393	1891, Nov. 4	STALLARD, ALFRED EDWIN .	West Street, Havant.
2394	1891, Nov. 4	STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Madresfield, Malvern Link.
2395	1891, Nov. 4	STANFORD, CHARLES MAURICE .	23, High Street, Colchester.
2086	1891, Mar. 14	STANGER, SAMUEL ARTHUR . .	21, Finsbury Pavement, E.C.
2120	1891, May 23	STANHAM, GEORGE GORDON. .	100B, Queen Victoria Street, E.C.
1437	1888, Jan. 9	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whiteh Cumberland.
2609	A. '93, Oct. 4 F. '94, Oct. 10	*STAPLEDON, ERNEST ALLEN .	Bridge Chambers, Bideford, North Devon.
1707	1890, Jan. 27	START, JOSEPH WILLIAM . .	Cups Chambers, High Street, Colchester, I
2396	1891, Nov. 4	STEDMAN, CHARLES MASON . .	3, Epirus Mansions, Walham Green, S.W.
469	1877, Jan. 15	STENNING, ALEX. R., F.R.I.B.A. (*Member of Council*)	121, Cannon Street, E.C.
529	A. '79, Jan. 6 F. '82, Nov. 13	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1823	1890, May 29	STEVENS, CHARLES VIVIAN . .	18, Cockspur Street, S.W.
2397	1891, Nov. 4	STEVENS, JOHN WM., A.R.I.B.A.	21, Bridge Street, E.C.
1198	1884, May 26	STEVENS, WILLIAM CHARLES .	22, Savile Row, W.
3183	1897, Oct. 27	STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
2037	1891, Mar. 14	STEVENSON, EDMD. H., M.I.C.E.	38, Parliament Street, S.W.
97	1868, Jul. 27	STEWARD, HERBERT THOMAS . (*Member of Council*)	45, Parliament Street, S.W.
2873	1895, Sept. 2	STEWART, EDWARD P., CAPT. .	21, Westland Row, Dublin.
2874	1895, Sept. 2	STEWART, GEORGE FRANCIS. .	Summerhill, Killiney, Co. Dublin.
2875	1895, Sept. 2	STEWART, WILLIAM THOMAS .	6, Leinster Street, Dublin.
2038	1891, Mar. 14	STIRTON, THOMAS	Estate Office, West Stratton, Micheldever S Hants.
938	1883, April 30	STOCK, HENRY, F.R.I.B.A. .	9, Denman Street, London Bridge, S.E.
2121	1891, May 23	STOCKS, FREDERICK WILLIAM .	Telephone Exchange Buildings, Barons Northwich.
3014	1896, Jan. 21	STOKES, FRANK	60, Dawson Street, Dublin.
2876	1895, Sept. 2	STOKES, RICHARD	60, Dawson Street, Dublin.

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14	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
09	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
35	1896, June 2	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM . . .	The Estate Office, Gorey, Co. Wexford.
09	1891, Nov. 4	STOPHER, THOMAS	Winchester, Hants.
39	1891, Mar. 14	STREET, WM. CHAS., F.R.I.B.A.	18, Walbrook, E.C.
08	1884, Feb. 25	STRUDWICK, HAYWARD JAMES .	Falcon Court, 32, Fleet Street, E.C.
56	1881, Dec. 19	STRUDWICK, WILLIAM HENRY .	New Inn Chambers, W.C.
15	A. '75, Dec. 13 / F. '91, June 29	STRUTT, HON. EDWARD GERALD (*Member of Council*)	21, Finsbury Circus, E.C., and Whitelands, Hatfield Peverel, Chelmsford, Essex.
77	1895, Sept. 2	STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
38	1888, May 14	STUDDY, THOMAS EDWARD . .	Estate Office, Basing Park, Alton, Hants.
37	1868, Jul. 20	STURGE, ROBERT FOWLER . .	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM . . . . (*Past-President*)	34, Corn Street, Bristol.
00	1891, Nov. 4	SURRIDGE, JOSEPH SMITH . .	Coggeshall, Essex.
01	1891, Nov. 4	SUTHERS, JAMES	Harley Villas, Todmorden.
02	1891, Nov. 4	SWAIN, ERNEST	26, High Street, Notting Hill Gate, W.
03	1891, Nov. 4	SWAIN, FRANK	170, High Street, Notting Hill Gate, W.
27	A. '87, Dec. 11 / F. '92, Feb. 1	SWETENHAM, HENRY . . .	Hawarden, Chester.
78	1895, Sept. 2	SWINEY, WILLIAM D. . . .	Moyagh, Ramelton.
57	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
68	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
79	1895, Sept. 2	SYNGE, EDWARD	Rathe, Kingscourt, Co. Cavan.
56	1891, Jan. 17	SYNGE, EDWARD MILLINGTON .	Eastlands, Weybridge.
24	1890, May 29	TABBERER, BENJ., F.R.I.B.A. .	13, Basinghall Street, E.C.
80	1895, Sept. 2	TAILYOUR, ALEXANDER . . .	Estate Office, Arklow, Co. Wicklow.
81	1895, Sept. 2	TALBOT-CROSBIE, WM. DAVID .	Cloonea, Mount Talbot, Roscommon.
17	A. '94, Oct. 30 / F. '97, Jan. 25	*TALLENT, EDWIN JAMES . . .	West Acre, Swaffham, Norfolk.
02	1898, Feb. 18	TANNAHILL, ROBERT DUNLOP .	Lands Valuation Office, Kilmarnock.
17	1886, May 8	TANNER, HENRY, F.R.I.B.A. .	H.M. Office of Works, Whitehall Place, S.W.
92	1884, Feb. 11	TANNER, JAMES MELHUISH . .	Wembworthy, North Devon.
82	1895, Sept. 2	TANNER, KEARNS DEANE, MAJOR	Belleville Park, Cappoquin, Co. Waterford.
15	A. '84, Feb. 25 / F. '88, Dec. 10	TANNER, WILLIAM	The Leys, Bryngwn Road, Newport, Monmouthshire.
71	A. '82, Feb. 27 / F '89, Nov. 11	TAPP, ARTHUR	1, Prince's Street, Westminster, S.W., and Southend-on-Sea, Essex.
04	1891, Nov. 4	TASKER, HENRY HUGH . . .	43, Penton Street, Pentonville, N.
83	1895, Sept. 2	TATLOW, JOHN GARNETT . .	14, South Frederick Street, Dublin.
84	1895, Sept. 2	TATLOW, TISSINGTON WILLIAM GARNETT	14, South Frederick Street, Dublin.
05	1891, Nov. 4	TAYLOR, ARTHUR WILLIAM . .	119, High Street, Putney, S.W.
67	1896, Oct. 28	TAYLOR, EDGAR CHARLES . .	Royal Engineer Office, Gravesend, Kent.

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2364	1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	New Barnet, Herts, and 70 & 72, Chan Lane, W.C.
2548	A. '92, Nov. 28 / F. '95, Nov. 1	*TAYLOR, HARRY WILLIAM . .	St. Nicholas Chambers, Amen Corner, Newc on-Tyne.
2923	1895, Sept. 2	TAYLOR, J. GODFREY L. . .	Grangeville, Fethard, Co. Waterford.
1471	A. '88, Mar. 5 / F. '91, July 6	TAYLOR, JOHN HERBERT . .	39, Victoria Street, S.W.
678	A. '81, Dec. 19 / F. '87, Feb. 7	TAYLOR, JOHN W., F.R.I.B.A. .	31, Westgate Road, Newcastle-on-Tyne.
1026	A. '88, Dec. 17 / F. '89, Nov. 11	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
3184	1897, Oct. 27	TAYLOR, ROBERT	70, Bath Street, Glasgow.
2406	1891, Nov. 4	TAYLOR, SAMUEL	Nuttall, Nottingham.
2407	1891, Nov. 4	TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
2639	A. '94, Feb. 23 / F. '94, Oct. 10	*TEE, SAMUEL CLIFFORD . .	50, Moorgate Street, E.C
2469	A. '91, Nov. 4 / F. '94, Oct. 10	*TEMPLE, FREDERICK WILSON .	29, Sandgate Road, Folkestone, Kent.
2885	1895, Sept. 2	TENER, EDWARD SHAW . . .	The Square, Loughrea, Co. Galway.
1069	1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
859	A. '82, Dec. 18 / F. '85, Jan. 12	TEWSON, EDWARD ARTHUR. .	80, Cheapside, E.C.
806	A. '82, Apr. 24 / F. '90, Nov. 10	THEOBALD, HENRY	48, Finsbury Pavement, E.C., and 19, Cranl Gardens, Cranbrook Road, Ilford, Essex.
924	1883, April 16	THEOBALD, HENRY WELLS DEWHURST	110, Great Russell Street, W.C.
3053	A. '96, June 2 / F. '98 June 6	*THEOBALD, JOHN MEDOWS . .	Henley House, Spring Grove, Isleworth.
2408	1891, Nov. 4	THOMAS, GEORGE	Queen's Chambers, Cardiff.
1765	1890, Mar. 10	THOMAS, GLEGGE	Cheshire Lines Committee, Central Sta Liverpool.
2409	1891, Nov. 4	THOMAS, JOHN HENRY . . .	78, Gloucester Road, South Kensington, S.W
841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C
2411	1891, Nov. 4	THOMPSON, FRANCIS WILLIAM .	18, Wood Street, Bolton.
2412	1891, Nov. 4	THOMPSON, GEO. W., A.M.I.C.E.	Vine Street, Tooley Street, Southwark, S.E.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Hill House, Haydon Bridge, Northumberlan
1473	1888, Mar. 19	THORNE, ARNOLD, F.R.I.B.A. .	Cross Street, Barnstaple, Devon.
757	A. '82, Feb. 13 / F. '89, Nov. 25	THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
2122	1891, May 23	THORPE, JOHN	Nailstone, Nuneaton, Leicestershire.
2722	A. '94, Oct. 30 / F. '95, July 8	*THRING, DOUGLAS THEODORE .	Granville Estate Office, Bude, North Cornw
623	1889, Apr. 29	THURGOOD, WILLIAM HENRY .	22, Great George Street, S.W.
591	A. '80, Dec. 13 / F. '87, Nov. 14	THURNALL, JOHN EDWARD . .	Royston, Herts.
494	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	The Grange, Much Wenlock, Shropshire.
45	1868, Jun. 15	THYNNE, EDWARD LEWIS . .	9, Victoria Street, S.W.
155	1869, Jan. 11	THYNNE, FREDERICK GEORGE .	9, Victoria Street, S.W.
1070	1884, Jan. 28	THYNNE, GUY HARRY . . .	9, Victoria Street, S.W.

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5	1890, Nov. 22	TIDMAN, EDWARD	Connaught Mansions, 34, Victoria Street, S.W.
7	A. '86, Jan. 11 F. '89, Mar. 18	*TIFFEN, JOHN HENRY . . .	Conservancy Buildings, Hull.
3	1887, Feb. 21	TINDALL, CHARLES WILLIAM .	Wainfleet, R.S.O., Lincolnshire.
6	1895, Sept. 2	TISDALL, HY. CHICHESTER . .	Dulargy, Ravensdale, Co. Louth.
3	1891, Nov. 4	TODD, RICHARD	Englefield, near Reading.
1	1885, Jan. 12	TODD, WILLIAM H., M.I.C.E. .	County Buildings, Hull.
8	1888, Jan. 9	TOMLINSON, THOMAS. . . .	23, St. James's Street, Derby.
0	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT	Meadhurst, Tonbridge, and Stone Castle Farm, Paddock Wood, Kent.
7	1890, May 29	TOMSON, JAMES JOHN . . .	The Châlet, King's Norton, near Birmingham.
6	1882, Feb. 27	TOOTELL, CHARLES	13, King Street, Maidstone, Kent.
7	1882, Feb. 27	TOOTELL, JOSEPH	13, King Street, Maidstone, Kent.
3	1877, Jan. 29	TOOTELL, RICHARD WILLIAM .	11, Queen Victoria Street, E.C.
0	A. '92, Nov. 28 F. '96, Feb. 3	*TORY, JOHN EDWARD . . .	Dorchester, Dorset, and Yeovil, Somerset.
7	1876, Apr. 24	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
7	1895, Sept. 2	TOWNSEND, CHARLES EYRE COOTE	Fairyhouse, Kilmallock.
8	1895, Sept. 2	TOWNSEND, ROBERT UNIACKE FITZGERALD	18, South Mall, Cork.
9	1895, Sept. 2	TOWNSEND, THOMAS CROFTON CROKER.	Ardbrae, Bray, Co. Wicklow.
0	1895, Sept. 2	TOWNSHEND, CHARLES LOFTUS	15, Molesworth Street, Dublin.
1	1895, Sept. 2	TOWNSHEND, CHARLES UNIACKE	15, Molesworth Street, Dublin.
2	1895, Sept. 2	TOWNSHEND, JAMES RICHARD CLARKE.	23, South Frederick Street, Dublin.
3	1895, Sept. 2	TOWNSHEND, LOFTUS UNIACKE	Estate Office, Mallow.
4	1895, Sept. 2	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
4	1891, Nov. 4	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
2	A. '83, May 25 F. 86, Dec. 6	*TREADWELL, HENRY JOHN . .	2, Waterloo Place, Pall Mall, S.W.
5	1895, Sept. 2	TRENCH, ARTHUR	Dromkeen, Cavan.
6	1895, Sept. 2	TRENCH, GEO. FREDERIC . .	Estate Office, Ardfert, Co. Kerry.
7	1895, Sept. 2	TRENCH, JAMES CURRIE . .	Beverston, Dundrum, Co. Dublin.
8	1895, Sept. 2	TRENCH, JOHN TOWNSEND . .	Kenmare, Co. Kerry.
9	1895, Sept. 2	TRENCH, PHILIP FRANCIS CHENEVIX	30, Kildare Street, Dublin.
5	1891, Nov. 4	TREPPLIN, ERNEST C. . . .	Vasterne, Wootton Bassett, Wilts.
1	1883, Dec. 17	TRETHEWY, HENRY	Silsoe, Ampthill, Beds.
2	1886, Jan. 11	TRIST, JOHN WILLIAM . . .	62, Old Broad Street, E.C.
5	1874, May 11	TROLLOPE, CHARLES BROWN .	Broad Sanctuary Chambers, Tothill Street, Westminster, S.W.
2	A. '80, Dec. 13 F. '91, Jan. 19	TROLLOPE, HENRY CHARLES. .	7, Hobart Place, S.W.

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1131	{A. '84, Mar. 10 / F. '91, Aug. 4}	TRUMPER, JOHN ALFRED . .	23, Lincoln's Inn Fields, W.C.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
2040	1891, Mar. 14	TUBBS, WALTER BURNELL . .	St. Martin's House, 1, Gresham Street, E.C.
2470	{A. '91, Nov. 4 / F. '96, Jan. 6}	*TUCKETT, PERCIVAL FOX . .	2, Basinghall Street, E.C.
2416	1891, Nov. 4	TURNER, ALEXANDER HENRY .	199, Piccadilly, W.
1495	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
2900	1895, Sept. 2	TURNER, FREDERICK ADOLPHUS BRABAZON	The Estate Office, Gorey.
904	1883, Feb. 26	TURNER, FREDERICK JOHN . .	Mansfield-Woodhouse, Mansfield, Notts.
1866	1890, Nov. 22	TURNER, JOSEPH HARLING . .	Portland Estate Offices, Kilmarnock.
2124	1891, May 23	TURNER, THOMAS NEVE. . .	37, Upper Berkeley Street, Portman Square
1520	1888, Dec. 10	TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
1246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
1867	1890, Nov. 22	TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire
1698	{A. '90, Jan. 6 / F. '93, Aug. 9}	*TYLER, JAMES WILLIAM . .	45, Holborn Viaduct, E.C.
2901	1895, Sept. 2	TYNDALL, ALBERT HENRY . .	Ballyanne House, New Ross, Co. Wexford.
2902	1895, Sept. 2	TYRRELL, GARRETT CHARLES .	Ballinderry, Carbery, Co. Kildare.
905	1883, Feb. 26	VAIZEY, JOHN GEORGE . . .	Boeking, Braintree, Essex, and 44, Bedford W.C.
2125	1891, May 23	VALLANCE, ROBT. F., F.R.I.B.A.	Mansfield, Notts.
2903	1895, Sept. 2	VANDELEUR, CECIL ERNEST . .	Estate Office, Mallow, Co. Cork.
2904	1895, Sept. 2	VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
429	1876, Feb. 21	*VERNON, ARTHUR . . . . (*Member of Council*)	Borshams, High Wycombe, Bucks, and Cockspur Street, S.W.
2905	1895, Sept. 2	VERNON, ARTHUR POMEROY. .	1, Wilton Place, Dublin.
2906	1895, Sept. 2	VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin
2289	1891, Nov. 4	†VERNON-INKPEN, GEORGE CHAS.	75, King's Road, Southsea, Hants.
2907	1895, Sept. 2	VERSCHOYLE, WILLIAM HENRY FORSTER	Woodley, Dundrum.
418	1876, Jan. 10	VIGERS, ASTLEY	4, Frederick's Place, E.C.
498	{A. '78, Jan. 28 / F. '83, Nov. 12}	VIGERS, LESLIE ROBERT . .	4, Frederick's Place, E.C.
594	{A. '80, Dec. 13 / F. '85, Nov. 9}	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
46	1868, Jun. 15	VIGERS, ROBERT . . . . . (*President*)	4, Frederick's Place, E.C.
1496	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
1801	1889, Mar. 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
1868	1890, Nov. 22	WADDINGTON, JOHN ALLEN . .	Cole Green, Hertford, Herts.

† Special Sanitary Science Certificate.

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2126	1891, May 23	WADE, GEORGE TEMPEST . .	Halford Street, Leicester.
842	1882, Dec. 18	WADE, JOHN	10, Pitt Street, Barnsley.
2418	1891, Nov. 4	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
2419	1891, Nov. 4	WADMORE, BEAUCHAMP, A.R.I.B.A.	35, Great St. Helen's, E.C.
618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS .	11, Devonshire Road, Balham, S.W., and 109, Leadenhall Street, E.C.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR. (*Member of Council*)	13, Union Court, Castle Street, Liverpool.
892	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
869	1890, Nov. 22	WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
421	1891, Nov. 4	WALKER, GEORGE BOOTH . .	Wainfleet, Lincolnshire.
743	1882, Feb. 13	WALKER, HERBERT, A.M.I.C.E., F.R.I.B.A.	Newcastle Chambers, Angel Row, Nottingham.
127	1891, May 23	WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.
471	A. '91, Nov. 4 F. '92, Oct. 12	*WALKER, JOSEPH ARTHUR . .	Ashton Court Estate, Long Ashton, Clifton.
773	1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
359	1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
072	1884, Jan. 28	WALL, GEORGE YOUNG . . .	Exchequer Buildings, Durham.
420	1891, Nov. 4	WALLACE, GEORGE	St. Giles' District Board of Works, 197, High Holborn, W.C.
178	1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durham.
455	1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH.	Basingstoke, Hants.
028	A. '83, Dec. 17 F. '97, May 31	*WALLIS, JOHN DAVID. . . .	20, Booth Street, Manchester.
85	1882, Mar. 27	WALMISLEY, ARTHUR THOMAS, M.I.C.E	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
007	1898, Feb. 18	WALMSLEY, ARTHUR TINDAL .	Royal Engineer Office, Buncrana, near Londonderry.
42	1891, Mar. 14	WALMISLEY, J. W., F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
28	1890, May 29	WANKLYN, PHILLIP ENDELL .	Dixton, near Monmouth.
07	1887, Dec. 19	WARD, DANIEL	8, Courtenay Street, Plymouth, and Hewton, Beeralston, Devon.
24	1890, Feb. 10	WARD, FELIX JOHN	The Gardens, Lydbury North, Shropshire.
59	1888, Mar. 5	WARD, FRANK	Burnville, Tavistock, North Devon.
29	A. '83, Dec. 17 F. '89, Nov. 11	WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road, W.
09	1895, Sept. 2	WARD, HON. SOMERSET . . .	Isle o' Valla House, Downpatrick.
30	1881, Dec. 19	WARE, CHAS EDWIN, M.I.C.E.	Gandy Street Chambers, Exeter.
41	1884, Apr. 21	WARING, CHARLES EDWARD .	1, Charles Street, Crockherbtown, Cardiff.
71	1890, Nov. 22	WARING, HERBERT FULLER .	46, Earl Street, Maidstone, Kent.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2423	1891, Nov. 4	WARNER, ALFRED E., A.R.I.B.A.	5, Warwick Court, Gray's Inn, W.C.
1632	1889, Nov. 25	WARNER, HENRY.	Faringdon, Alton, Hants.
189	A. '69, Mar. 8 / F. '75, Apr. 12	WARNER, WILLIAM HENRY . .	130, Mount Street, Grosvenor Square, W.
2910	1895, Sept. 2	WARNOCK, THOMAS ARCHIBALD.	Portaferry, Co. Down.
2911	1895, Sept. 2	WARREN, RICHARD LANE . .	61, South Mall, Cork.
2424	1891, Nov. 4	WATERMAN, ALBERT JAMES . .	20, Week Street, Maidstone.
874	1883, Jan. 29	WATERMAN, JAMES	Tenterden, and Ashford, Kent.
2044	1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
758	A. '82, Feb. 13 / F. '87, Mar. 7	WATERS, WILLIAM RICHARD .	78, South Audley Street, W.
1101	A. '84, Feb. 11 / F. '89, Mar. 4	WATKINS, ROBERT ARUNDEL .	Castle Combe, Chippenham, Wilts.
47	1868, Jun. 15	WATNEY, DANIEL. . . . . (*Past-President*)	33, Poultry, E.C.
1957	1891, Jan. 17	WATNEY, DENDY.	4A, Frederick's Place, E.C.
951	A. '83, May 21 / F. '87, Feb. 21	WATNEY, WALTER DANIEL . .	27, Terminus Road, Eastbourne, Sussex.
657	1889, Dec. 9	WATSON, ALFRED	Ripley, Norwich Avenue, Bournemouth, H
2912	1895, Sept. 2	WATSON, ARTHUR B. . . .	2, Seapoint Terrace, Monkstown, Co. Dubl
574	1880, Mar. 1	WATSON, HERBERT EDWARD .	New Grove, Petworth, Sussex, and 6, L York.
1236	A. '84, Dec. 8 / F. '95, Oct. 1	*WATSON, JAMES BRUCE . . .	Brightwell, Tetsworth, Oxon.
2425	1891, Nov. 4	WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull.
1290	A. '85, Dec. 7 / F. '94, May 2	*WATSON, JOHN, JUN. . . .	Wentbridge Lodge, Pontefract, Yorkshire..
2913	1895, Sept. 2	WATSON, WILLIAM JAMES . .	Aughavilla Lodge, Warrenpoint, Co. Down
1456	1888, Feb. 6	WATT, ALEXANDER	Ravenglass, Carnforth, Lancashire.
467	A. '76, Dec. 18 / F. '79, Nov. 10	WATTS, CHARLES	13, Southampton Street, Strand, W.C.
2426	1891, Nov. 4	WATTS, SAMUEL LINGARD . .	40, South King Street, Cross Street, Manc
1633	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manc
1658	1889, Dec. 9	WAY, HENRY JAMES. . . .	109, Lower St. James' Street, Newport, Wight.
284	1872, May 6	WEALL, JOHN	38, High Street, Watford.
1045	1884, Jan. 14	WEATHERALL, HENRY . . .	22, Chancery Lane, W.C.
700	1882, Jan. 16	WEAVER, WILLIAM, M.I.C.E. .	Town Hall, Kensington, W.
2915	1895, Sept. 2	WEBB, CHARLES	Rahilly, Sligo.
215	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
1725	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
1478	1888, Apr. 16	WEBSTER, ALEXANDER . . .	100, Highgate, and 9, Cliff Terrace, Westmoreland.
1908	A. '90, Nov. 22 / F. '97, Feb. 8	*WEBSTER, HUGH CALTHROP . .	97, Gresham Street, E.C.
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	170, North Street, Brighton, and 30A, W Road, Hove, Sussex.
2128	1891, May 23	WELLS, EDWIN	Barnard Castle, Co. Durham.
2553	A. '92, Nov. 28 / F. '96, Oct. 1	*WELLS, WILLIAM HENRY . .	2, Utrecht Mansions, Haarlem Road Kensington, W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1169	A. '84, May 5; F. '90, Dec. 8	WELLS, WILLIAM HOWLEY	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WM. H., A.M.I.C.E.	Prince's Dock Chambers, Hull.
2914	1895, Sept. 2	WELPLY, JAMES	65, George Street, Limerick.
3152	1897, Feb. 17	WENBORN, SIDNEY THOMAS	Royal Engineer Office, Island Bridge Barracks. Dublin.
2615	A. '93, Oct. 4; F. '95, Oct. 1	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY	The Knoll, Andover, Hants.
2045	1891, Mar. 14	WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield, Hants.
1454	1888, Feb. 6	WHALLEY, HENRY SHAW	3, Hunter Street, Town Hall Square, Chester.
779	1882, Mar. 13	WHARTON, THOMAS GEORGE	7 and 8, Ironmonger Lane, E.C.
2554	A. '92, Nov. 28; F. '97. June 28	*WHEELER, JOHN HENRY WEST	5, Sloane Square, S.W.
2616	A. '93, Oct. 4; F. '97, Oct. 4	*WHITAKER, ERNEST VICTOR	Gorsty Villa, St. Peter's Road, St. Albans, Herts.
2427	1891, Nov. 4	WHITE, ALFRED E., A.M.I.C.E.	Town Hall, Hull.
3015	1896, Jan. 21	WHITE, ARTHUR	99, George Street, Limerick.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFERY	Wrangaton, Ivybridge, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER	18, High Street, Dorking, Surrey.
2428	1891, Nov. 4	WHITE, JAMES ALEXANDER	18, High Street, Dorking.
745	1882, Feb. 13	WHITE, JOHN	Warrington, Lancashire.
1774	1890, Mar. 24	WHITE, JOHN	Granville Road, Sevenoaks, Kent.
2916	1895, Sept. 2	WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
2429	1891, Nov. 4	WHITE, WILLIAM HENRY	31, Eldon Street, South Place, Finsbury, E.C.
701	1882, Jan. 16	WHITELEY, CHARLES PERRY	82, Queen Street, E.C.
2723	A. '94, Oct. 30; F. '96, May 11	*WHITTAKER, JOHN DRONSFIELD	Oxford and Cambridge Club, Pall Mall, S.W.
2431	1891, Nov. 4	WHITTON, JOHN WILLIAM	2, St. James's Street, Derby.
3303	1898, Feb. 18	WHYTE, JOHN	City Chambers, Glasgow.
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	A. '70, Feb. 7; F. '76, Nov. 13	WIGRAM, JOHN	South Collingham, Newark, Notts.
2492	1892, Feb. 26	WILBRAHAM, EDWARD SIDNEY	Estate Office, St. Giles, Salisbury.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
2433	1891, Nov. 4	WILKIN, HORACE MARTIN	King's Lynn, Norfolk.
2434	1891, Nov. 4	WILKINS, WILLIAM	Pencastell, Llanelly, Carmarthenshire.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.
226	1884, Dec. 8	WILKINSON, THOMAS	170, North Street, Brighton, and 30A, Western Road, Hove, Sussex.
1766	1890, Mar. 10	WILLIAMS, EDWARD BICKERTON	City Chambers, 82, New Street, Birmingham.
2435	1891, Nov. 4	WILLIAMS, GERALD GARNOUS	St. John's Mount, Brecon, South Wales.
2788	A. '95, Mar. 18; F. '98, May 2	*WILLIAMS, HENRY CUTHBERT	2, Union Court, Old Broad Street, E.C.
1094	1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
378	A. '75, Jan. 18; F. '90, Feb. 24	WILLIAMS, LEONARD JAMES	118, Queen Victoria Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
240	1870, May 9	WILLIAMS, STPH. W., F.R.I.B.A.	Rhayader, Radnorshire.
568	A. '80, Jan. 19 / F. '88, Apr. 16	WILLIAMS, WILLIAM HERBERT.	Great Western Railway, Paddington, W.
2129	1891, May 23	WILLIAMS, WILLIAM LLOYD .	24, High Street, Carnarvon.
2617	A. '93, Oct. 4 / F. '97, Feb. 22	*WILLIS, EDWARD	21, Cornwall Gardens, Willesden Green, N.
2917	1895, Sept. 2	WILLIS, GILBERT DE LAVAL .	4, Kildare Street, Dublin.
2918	1895, Sept. 2	WILLIS, HENRY DE LAVAL . .	Ennis, Co. Clare.
1593	1889, Feb. 25	WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
807	A. '82, Apr. 24 / F. '87, May 9	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
2919	1895, Sept. 2	WILSON, ARTHUR JN. DE COURCY	Garvagh, Edgesworthstown.
1004	1883, Dec. 17	WILSON, SIR JACOB	Board of Agriculture, 3, St. James's Square, and Chillingham, Alnwick.
662	1881, Dec. 19	WILSON, THOMAS SILK . . .	Albert Square, Manchester.
1962	1891, Jan. 17	WILSON, WILLIAM HENRY . .	28, Fountain Street, Manchester.
2436	1891, Nov. 4	WINN, THOMAS	90, Albion Street, Leeds.
3304	1898, Feb. 18	WINNING, DOUGLAS CAMPBELL WILLS	Municipal Buildings, Broughty Ferry, N.B.
1963	1891, Jan. 17	WINTERTON, HARRY JOHN CAMPION	St. Mary's Chambers, Lichfield.
1964	1891, Jan. 17	WINTERTON, WILLIAM MOXON .	Walton Warren, Burton-on-Trent.
2437	1891, Nov. 4	WISE, CHARLES DACRES . .	Toddington, Winchcomb, Glos.
2047	1891, Mar. 14	WITHALL, LATHAM A., F.R.I.B.A.	Jewry House, Old Jewry, E.C.
2130	1891, May 23	WOLFENDEN, THOMAS . . .	54, Hall Street, Southport, Lancashire.
2438	1891, Nov. 4	WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, S
1909	A. '90, Nov. 22 / F. '91, May 25	*WOOD, CHARLES BRUCE. . .	26, Haldon Road, West Hill, Wandsworth,
539	A. '79, Mar. 17 / F. '91, July 6	WOOD, HENRY	97, Gresham Street, E.C.
1474	1888, Mar. 19	WOOD, JOHN DANIEL . . .	6, Mount Street, W.
2048	1891, Mar. 14	WOOD, WILLIAM	Ivymeath, Snodland, Rochester, Kent.
1873	1890, Nov. 22	WOODBRIDGE, STEPHEN, JUN. .	210, High Street, Brentford.
1874	1890, Nov. 22	WOODFORDE, LIONEL BURNET .	Milton Ferry, Peterborough.
845	1882, Dec. 18	WOODHAMS, JAMES	Havelock Road, Hastings.
2131	1891, May 23	WOODMAN, THOMAS FOSTER .	32, St. Peter Street, St. Albans.
2557	A. '92, Nov. 28 / F. '95, Oct. 1	*WOODS, ARTHUR GEORGE . .	Hampton House, Grove Road, Hounslow.
2132	1891, May 23	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Middl
2439	1891, Nov. 4	WOODTHORPE, E., F.R.I.B.A. .	1, Circus Place, E.C.
711	A. '82, Jan. 16 / F. '90, Apr. 14	WOODWARD, WM., A.R.I.B.A. .	13, Southampton Street, Strand, W.C.
2440	1891, Nov. 4	WOOLER, WALTER HERNAMAN .	Waterloo Street, Weston-super-Mare.
2049	1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.
613	1881, Feb. 21	WOOLLEY, REGINALD. . . .	Silver Street, Lincoln, and South Collin Newark, Notts.

o. p.	*Date of Election and of Transfer.*	FELLOWS.	
27	A. '76, Feb. 7 F. '80, Nov. 8	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
37	A. '71, Nov. 13 F. '77, Jan. 29	WOOLLEY, WILLIAM EDWARD .	The Red House, Loughborough, Leicestershire.
76	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
30	A. '81, Dec. 19 F. '87, Jan. 10	WREATHALL, ROBERT T. . .	The Vestry Hall, St. Martin's Place, Trafalgar Square, W.C., and Manor House, Greenhill, Harrow.
41	1891, Nov. 4	WRENNALL, WILLIAM . . .	9, Harrington Street, Liverpool.
42	1891, Nov. 4	WRIGHT, CHARLES WILLIAM .	Wollaton, Notts.
43	1891, Nov. 4	WRIGHT, GEORGE THOMAS GREEN	3, Great Winchester Street, E.C.
00	1884, May 26	WRIGHT, JAMES	St. James's Street, Derby.
44	1891, Nov. 4	WRIGHT, JAMES	Rawcliffe, near Selby, Yorkshire.
88	1872, Apr. 22	WRIGHT, WILLIAM . . . . (*Member of Council*)	Wollaton, Nottinghamshire.
92	1872, Dec. 9	WRIGHT, WILLIAM EDWARD .	King's Lynn, Norfolk.
49	1890, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
22	1882, Jan. 30	WYATT, OLIVER NEWMAN . .	East Street, Chichester.
20	A. '93, Oct. 4 F. '95, Nov. 1	*WYLES, JOHN WALTER . . .	Melrose, Cambridge Park, Wanstead, N.E.
20	1884, Mar. 10	WYLEY, HENRY JAMES . . .	Bridgnorth, Shropshire.
27	1884, Dec. 8	WYLEY, WILLIAM JOHN . .	2, School Chambers, Shrewsbury.
20	1895, Sept. 2	WYNNE, ALFRED HENRY . .	Collon, Drogheda.
15	1891, Nov. 4	YORK, HENRY	East Barnet Valley Urban District Council, Station Road, New Barnet.
99	A. '81, Jan. 10 F. '91, Jan. 5	YOUNG, ANDREW	London County Council, 17, Spring Gardens, S.W.
98	1892, Feb. 26	YOUNG, CHARLES.	Alton, Hants.
90	1890, May 29	YOUNG, DOUGLAS.	51, Coleman Street, E.C.
46	1891, Nov. 4	YOUNG, EDWARD H., A.M.I.C.E.	Central Chambers, South Castle Street, Liverpool.
21	1895, Sept. 2	YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
3	A. '91, Nov. 4 F. '92, Nov. 14	*YOUNG, HARRY AUSTIN LINDSAY	The Johnstone Estate Office, Weymouth, Dorset.
4	A. '78, Dec. 9 F. '91, Feb. 2	YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W.C.
7	1891, Nov. 4	YOUNG, OSWALD WILLIAM . .	Mersey Docks and Harbour Board, Liverpool.
2	1895, Sept. 2	YOUNG, OWEN WALLER O'GRADY	Harristown, Castlerea, Co. Roscommon.
8	1891, Nov. 4	YOUNG, THOMAS	67 and 69, Chancery Lane, W.C.

Total number of Fellows, 1,830.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Diploma Number.	Date of Election.		
2648	1894, Oct. 30	*Adams, Gerald Jas. Frederick	19, High Street, Herne Bay, Kent.
2929	1895, Oct. 24	*Adams, Herbert	43, Thornhill Road, Barnsbury, N.
3192	1897, Oct. 26	*Addie, John Heathcote . .	Estate Office, Powis Castle, Welshpool, Montgomeryshire.
3072	1896, Oct. 28	*Addiscott, Henry Hugh . .	18, St. Kilda's Road, Stoke Newington, N.
2564	1893, Oct. 4	*Allen, John Parnell . . .	23, Victoria Buildings, Grainger Street W, Newcastle-on-Tyne.
2930	1895, Oct. 24	*¶Allen, Percy	Warrington House, Duppas Hill, Croydon.
3073	1896, Oct. 28	*Ambler, Sydney Wood. . .	10, Leighton Street, Woburn, Bedfordshire.
2931	1895, Oct. 24	*Anderson, Thomas John . .	59, Fenchurch Street, E.C.
3074	1896, Oct. 28	*Andrews, Stephen Hampton .	3, Flora Street, Barry, South Wales.
3193	1897, Oct. 26	*Appleby, Frank Sefton . .	3, Lawrence Road, Wavertree, Liverpool.
1877	1890, Nov. 22	*Armytage, Francis Reginald.	Windsor House, Shrewsbury.
3042	1896, June 2	*Arno, Samuel	Norgrove Buildings, 59A, Bishopsgate Street,
3075	1896, Oct. 28	*¶Ashenden, Leonard Thomas	Kent Fire Office, 29, High Street, Canterbury,
1750	1890, Feb. 24	*†Assiter, Harry G. . . .	The Old Vestry Hall, 5, St. Martin's Place, falgar Square, W.C., and 207, Brixton Road,
2650	1894, Oct. 30	*Astley, Reginald Basil . .	Tring, Herts.
1878	1890, Nov. 22	*¶Aylen, Cecil Hugh . . .	3, Holly Mansions, Fortune Green Road, Hampstead, N.W.
3194	1897, Oct. 26	*Baddeley, Bernard Beresford	Lakefield, Woodberry Down, N.
1281	1885, Dec. 7	*Baker, Cecil Cautley. . .	Rosses, Co. Sligo, Ireland.
553	1879, Dec. 8	Balding, Albert	57, Coleman Street, and Barkway, Herts.
1522	1888, Dec. 10	*Ball, James Benjamin . .	84, Mount View Road, Stroud Green, N.
2932	1895, Oct. 24	*Banks, Frederick Stuart Angus	101, Bethune Road, Stamford Hill, N.
2567	1893, Oct. 4	*¶Bannister, Tom Harrison Caffyn	Limehurst, Hayward's Heath, Sussex.
1880	1890, Nov. 22	*Barclay, Thomas	7, Victoria Road, Harborne, Birmingham.
2504	1892, Nov. 28	*Barker, Geoffry Lionel . .	Llyndir, Rossett, North Wales.
1247	1885, Jan. 26	*Barratt, Harry.	Hill View, Corser Street, Stourbridge, Worcestershire.
1409	1887, Dec. 19	*Bateman, Arthur Charles .	Oriel House, Witney, Oxon.
3076	1896, Oct. 28	*Beach, Archibald William Hicks, Capt.	Wick House, Downton, Wilts.

† Special Sanitary Science Certificate.

	Date of Election.	PROFESSIONAL ASSOCIATES.	
1	1891, Nov. 4	*Beasley, John Arthur Llewellyn	37, Friar Lane, Leicester.
1	1894, Oct. 30	*Beken, George, Jun.	65, Cazenove Road, Stamford Hill, N.
5	1897, Oct. 26	*Benson, Francis Riou	Harnage House, near Shrewsbury.
3	1895, Oct. 24	*¶ Bentley, Harold Edwin	Percy Lodge, Twickenham Road, Teddington.
6	1897, Oct. 26	*Bickford, Joseph Grant	23, Charleville Road, West Kensington, W.
7	1897, Oct. 26	*Bidwell, Philip Shelford	St. Mary's Street, Ely, Cambridgeshire.
3	1875, Feb. 1	Bidwell, Shelford	Estates Office, Drayton Manor, Tamworth.
9	1898, Feb. 18	*Bigg, Lionel Thursfield	Strathfieldsaye, Mortimer, R.S.O., Berks.
4	1895, Oct. 24	*Birch, Francis Julian Laurence	Nettlecombe, Melplash, R.S.O., Dorset.
8	1897, Oct. 26	*Bird, John Bowyer	26, Harrington Gardens, S.W.
9	1897, Oct. 26	*Blackshaw, Charles	125, Victoria Road, Kilburn, N.W.
5	1895, Oct. 24	*Blount, Edward	4, Frederick's Place, E.C.
3	1885, Dec. 7	*Blundell, Harry, A.M.I.C.E.	Great Central Railway District Engineer's Office, Guide Bridge, near Manchester.
8	1881, May 5	Blunt, Herbert Arthur Scawen	Estate Office, Bifrons, near Canterbury, Kent.
4	1897, Feb. 17	*Blunt, Montague Cecil	8, Westbourne Crescent, Hyde Park, W.
7	1896, Oct. 28	*Boden, Maurice	133, Finchley Road, N.W.
0	1893, Oct. 4	*Bodger, Percy Morris	Alexander Lodge, 4, St. Faith's Lane, Norwich.
9	1884, May 5	Bond, Frederick George	Old Bank House, Ipswich.
6	1895, Oct. 24	*Boord, Walter Bertram	Berverley House, Pateley Bridge, Yorks.
8	1896, Oct. 28	*Bösher, Victor Evans	10, The Undercliffe, St. Leonard's-on-Sea, Sussex.
1	1886, Dec. 6	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.
3	1891, May 23	*Bowden, Ernest Newton	Edge Lane, Stretford, Manchester.
1	1897, Oct. 26	*Bowden, Harry.	8, Castle Street, Barnstable, Devon.
4	1891, May 23	*Bowden, John Friendship.	Park View, Newport, Barnstaple, Devon.
3	1888, Dec. 10	*Bower, Arthur Wentworth Chivers	Moat Hall, Ouseburn, Yorks.
2	1897, Oct. 26	*Brackett, William Newbegin	41, London Road, Tunbridge Wells, Kent.
9	1896, Oct. 28	*Bradshaw, Arthur Stanley	Borough Surveyor's Office, Town Hall, Bedford.
7	1895, Oct. 24	*Bradwell, Gervase Hubbart	4, Pelham Terrace, The Park, Nottingham.
5	1891, Jan. 17	*Brevetor, Thomas	28, Eldon Street, E.C.
3	1889, Dec. 9	*Bridgford, Leo Appleton	28, Cross Street, Manchester.
4	1887, Feb. 21	*Briggs, John	London County Council, Spring Gardens, S.W.
0	1896, Oct. 28	*Brighton, George Lawrence	Claremont, Barry Road, East Dulwich, S.E.
5	1894, Oct. 30	*¶ Brinsley, Herbert George William	30 & 31, New Bridge Street, Ludgate Circus, E.C
9	1895, Oct. 24	*¶ Brooks, Philip Fuller	82, Brixton Hill, S.W.
3	1884, Jan. 28	Brown, Alexander	Home Farm, Hothfield, Ashford.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3081	1896, Oct. 28	*Brown, Frederick	London County Council, Spring Gardens,
2507	1892, Nov. 28	*¶Brown, George Turville .	34, Great George Street, S.W.
1410	1887, Dec. 19	*Brown, William Edward . .	Reading Villa, Denmark Road, Watford, He
2626	1894, Feb. 23	*Brown, William Lobin Trant	Public Offices, Dyne Road, Kilburn, N.W.
2656	1894, Oct. 30	*Bruce, Alexander David . .	Trowse Newton, Norwich, Norfolk.
944	1883, May 21	Buckland, William Thomas .	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*Bulbeck, George	Clanfield, 84, Elms Road, Clapham Park, S
2508	1892, Nov. 28	*Burder, Reginald Edward Campbell	Ham Rectory, Hungerford, Berks.
3203	1897, Oct. 2	*Burgess, Henry Herbert Philip	127, Fordwych Road, Brondesbury, N.W.
3204	1897, Oct. 26	*Burrows, Frank Herbert .	41, Bank Street, Ashford, Kent.
1412	1887, Dec. 19	*Buss, Fleetwood George William.	City Bank Chambers, 44, Theobald's R Bedford Row, W.C.
2657	1894, Oct. 30	*Butler, Albert Ernest . .	Bearwood Farm, Wokingham, Berks.
3205	1897, Oct. 26	*Butler, Charles	14, Queen Street, Huddersfield, Yorks.
2941	1895, Oct. 24	*Butler, Richard Pierce . .	Ballin Temple, Tullow, Co. Carlow.
1160	1884, May 5	Butterworth, Josiah	Mansfield, Notts.
2658	1894, Oct. 30	*Cambridge, William James .	Heckford Lodge, Eaton Hastings Faring Berks.
1334	1886, Dec. 6	*Campbell, Colin	Bretby, near Burton-on-Trent.
799	1882, Apr. 24	Card, Henry	North Street, Lewes, Sussex.
249	1870, Dec. 12	Cardall, Frederic William .	9, Whitehall Place, S.W.
2659	1894, Oct. 30	*Carnell, Sydney George . .	Rushton, Wellington, Salop.
3206	1897, Oct. 26	*Carpmael, Harold	106, Croxted Road, West Dulwich, S.E.
2452	1891, Nov. 4	*¶Carr, Thomas Edmund . .	5, Fulham Place, Paddington, W.
1413	1887, Dec. 19	*Carter, Alfred Presley . .	67, Cromwell Avenue, Highgate, N.
2943	1895, Oct. 24	*Cartwright, Alfred Stott .	20, Nantwich Road, Crewe.
3207	1897, Oct. 26	*Cassin, Charles Langa . .	Mayfield, 94, Catford Hill, S.E.
3082	1896, Oct. 28	*Cathcart, Archibald Hamilton, The Hon.	31, Grosvenor Place, S.W.
1572	1889, Jan. 28	*Chalcraft, Henry Terrell .	48, Bishopsgate Street Within, E.C.
3155	1897, Feb. 17	*Chamberlain, George Arthur Raddon	Leamington House, Malvern Wells, Worces shire.
2572	1893, Oct. 4	*Champion, George Ernest .	Redwall Farm, Linton, Kent.
1006	1883, Dec. 17	Chapman, Vaughan Godfrey St. John	82, Queen Street, E.C.
3016	1896, Jan. 21	*Chart, Christopher . . .	Union Bank Chambers, Croydon.

PROFESSIONAL ASSOCIATES.

Date of Election.		
1888, Dec. 10	*Cheney, Edwin John	Brooks Hall, Ipswich, Suffolk.
1892, Nov. 28	*Child, Charles	Duncton, near Petworth, Sussex.
1888, Dec. 10	*Child, Edmund Herbert	Sandiacre, near Nottingham.
1897, Oct. 26	*Chipp, George	20, Portland Street, York.
1897, Oct. 26	*Clarke, Charles Wentworth	Southfield, Hessle, East Yorkshire.
1897, Oct. 26	*Clarkson, William	136, High Street, Poplar, E.
1876, Feb. 7	Clayden, Walter	6, Moorgate Street, E.C.
1897, Oct. 26	*Cobbe, Henry Alexander	Springfield, St. Rowan's Road, Southsea, Hants.
1889, Dec. 9	*‡Colbourn, Henry James	6, Priory Road, Newbury, Berks.
1884, May 26	Collier, Arthur Charles	5, Lancaster Place, Strand, W.C.
1896, Oct. 28	*Collins, Horace	Frankfort House, Randolph Road, W.
1890, May 29	*Collyer, Daniel William	Sharples Hall, Bolton-le-Moors, Lanc.
1897, Oct. 26	*Cooke, Frederick Roper	22, Station Street, Port Talbot, Glamorgan.
1892, Nov. 28	*Cooke, Lionel	66, Cannon Street, E.C.
1895, Oct. 24	*Corfield, Thomas	Greenwich District Board of Works, 141, Greenwich Road, S.E.
1896, Oct. 28	*Cory, Edward John	High Street, Rye, Sussex.
1897, Oct. 26	*Councell, Thomas James	2, Queen Anne Buildings, Baldwin Street, Bristol.
1895, Oct. 24	*Cowell, Herbert Lee	Norwood House, Usk, Mon.
1896, Oct. 28	*Cowell, Wilfred Lee	Newquay, Cornwall.
1896, Oct. 28	*Cowin, Norris Tynwald	21, Argyle Square, King's Cross, W.C.
1882, Feb. 13	Cowper, Richard William	81, High Street, Sittingbourne, Kent.
1897, Oct. 26	*Cowper, William Shapland	Tunstall, Sittingbourne, Kent.
1893, Oct. 4	*Cox, Reginald John	19, Preston Street, Brighton.
1896, Oct. 28	*¶Cox, Walter Theodore	"Belmont," College Road, Maidstone, Kent.
1870, Jan. 10	Crawley, William Jeeves	Sayesbury, Sawbridgeworth, Herts.
1894, Oct. 30	*Cregeen, Hugh Stowell, Jun.	"Hurst," Hamilton Road, Sidcup, Kent.
1881, Mar 21	Cresswell, John Theodore Rose	9, Whitehall Place, S.W.
1897, Oct. 26	*Creswell, William Thomas	12, Dartmouth Street, Westminster, S.W.
1898, Feb. 18	*Cronk, Charles Tylee	Sevenoaks, Kent,
1894, Oct. 30	*Crosier, Charles	Victoria Chambers (opposite Surrey Street), Lowestoft, Suffolk.
1886, Dec. 6	*Crosland, Walter	Estate Office, Buscot Park, Faringdon, Berks.
1889, Jan. 4	*Crouch, James Leonard	3, Guildhall Chambers, 33, Basinghall Street, E.C.
1895, Oct. 24	*Crowther, Keston Nelson	Hurstbourne, Victoria Road, Clapham Common, S.W.
1896, June 2	*Crozier, George Francis	Carrickbrennan, Monkstown, Co. Dublin.

‡ Special Forestry Certificate

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
537	1879, Mar. 17	CUDLIPP, WILLIAM	33, Poultry, E.C.
877	1888, Jan. 29	CUMBERBATCH, CARLTON PARRY	9, Whitehall Place, S.W.
3216	1897, Oct. 26	*CUSHEN, CHARLES OSMON . .	The Rookery, South Woodford, Essex.
3217	1897, Oct. 26	*DADD, CHARLES JOHN THOMAS	London County Council, Spring Gardens, S.
945	1883, May 21	DAFFARN, THOMAS ALFRED. .	12, St. George's Avenue, Tufnell Park, N.W.
3156	1897, Feb. 17	*DAFFORN, GEORGE BERTIE . .	25, High Street, Wimbledon, S.W.
3218	1897, Oct. 26	*DANGERFIELD, THOMAS SAMUEL	14, St. George's Terrace, South Kensington,
3088	1896, Oct. 28	*¶DANIEL, HENRY WILKINSON .	118, Colmore Row, Birmingham.
2628	1894, Feb. 23	*DARBISHIRE, HARRY VERNON .	84, Mount Street, Grosvenor Square, W.
2574	1893, Oct. 4	*DAVID, GEORGE WILLOUGHBY .	Old Bank Chambers, 27, High Street, Cardiff
3219	1897, Oct. 26	*DAVIDSON, RICHARD BRUCE .	St. John's Villa, 102, Prescot Road, St. Hel Lancs.
2139	1891, May 23	*DAVIS, NEVILLE B., A.M.I.C.E.	Waterworks Office, Leicester.
3157	1897, Feb. 17	*DAVIS, WILLIAM HENRY HAROLD,	Lynn Road, Wisbech, Cambridgeshire.
946	1883, May 21	DAWSON, HENRY AUFRERE . .	29, Lincoln's Inn Fields, W.C.
1008	1883, Dec. 17	DAWSON, WALTER HENRY . .	Forster Estate Office, Southend, Catford, S
2576	1893, Oct. 4	*¶DEBENHAM, FREDERIC KERSEY	80, Cheapside, E.C.
2731	1895, Mar. 18	*DELAMARE, FRANK	9, Leighton Mansions, West Kensington, W
3220	1897, Oct. 26	*DENTON, WILLIAM	Montgomery Chambers, Hartshead, Shef Yorkshire.
1528	1888, Dec. 1	*DIXON, FRANCIS EDWARD, A.M.I.C.E	49, Lune Street, Preston.
3221	1897, Oct. 26	*DOUGLAS, BERNARD MOXON .	Benacre Estate Offices, Pyes Hall, Wrent Suffolk.
3089	1896, Oct. 28	*DRAPER, EDWIN MAXWELL . .	5, King Street, Cheapside, E.C.
748	1882, Feb. 13	DREW, ALLEN	80, Cheapside, E.C.
3222	1897, Oct. 26	*DREW, WALTER HUBERT . .	Grove Cottage, Cookham Dean, Maidenhead,
2629	1894, Feb. 23	*DRUCE, EDRIC	Cheshire Agricultural College, Holmes Cl Cheshire.
1229	1884, Dec. 8	*DUNNING, BERNARD SIMON .	104B, Mount Street, W.
3090	1896, Oct. 28	*¶EASTER, WILLIAM	Wiggenhall St. German, King's Lynn, Norf
2578	1893, Oct. 4	*EASTON, WALTER JOHN. . .	101, Mill Hill Road, Mill Hill Park, W.
2580	1893, Oct. 4	*ELGAR, WALTER ROBINSON. .	Endsleigh Villa, Park Road, Sittingbourne,
3223	1897, Oct. 26	*ELLIS, ALFRED CAVE . . .	57, Chancery Lane, W.C.
3224	1897, Oct. 26	*ELLIS, LOUIS BOISSEVAIN . .	Broxmore, Claremont Avenue, Woking, Su
3091	1896, Oct. 28	*ELPHICK, GEORGE PELHAM . .	Foregate Street, Chester.
2950	1895, Oct. 24	*EVANS, ERNEST SYDNEY . .	Ovenden, Kingswood Road, Wimbledon, S
3017	1896, Jan. 21	*EVANS, PERCIVAL BAKER . .	55, Oxberry Avenue, Fulham, S.W.
2664	1894, Oct. 30	*EVE, CHARLES GERALD . . .	2, St. Paul's Square, Bedford.
2515	1892, Nov. 28	*EVERED, GILLIEBRAND ELWIN	Sunnyside, Liverpool Road, Kingston.

p.	Date of Election.	PROFESSIONAL ASSOCIATES.	
16	1892, Nov. 28	*Everett, Arthur Sherman	14, Homefield Road, Wimbledon, S.W.
35	1894, Oct. 30	*Everington, John	Merton House, Dulwich Wood Park, Norwood, S.E.
37	1894, Oct. 30	*Fagg, Edwin William	12, Lower Phillimore Place, Kensington High Street, W.
02	1896, Oct. 28	*Fair, Arthur Edward	Estate Office, Haigh Hall, Wigan.
51	1895, Oct. 24	*Farmer, Hugh Cecil	9, Whitehall Place, S.W.
25	1897, Oct. 26	*Farnham, William Augustus	16, Arneway Street, Westminster, S.W.
09	1881, Feb. 7	Few, Harry Garrard	3, Upper Richmond Road, Putney, S.W.
38	1894, Oct. 30	*Finch, Clement Robert	Leverstock Green Vicarage, Hemel Hempstead, Herts.
03	1896, Oct. 28	*Fisher, Robert	56, Calvert Road, East Greenwich, S.E.
33	1884, Mar. 10	Fitness, John Francis	80, Cheapside, E.C.
44	1896, June 2	*Fleetwood, George Spalding	3, New Court, Carey Street, Lincoln's Inn, W.C.
16	1883, April 2	Fletcher, George Rivers.	2, Basinghall Street, E.C.
18	1896, Jan. 21	*Flight, Alfred	South Street, Epsom, Surrey.
38	1890, Nov. 22	*Forrest, William	Windsor Estate Office, St. Fagans, Cardiff.
75	1890, Mar. 24	*Forster, Walter Hill	The Grove, Chapel Field, Norwich.
45	1896, June 2	*¶Foster, Edward Charles.	54, Pall Mall, S.W.
52	1895, Oct. 24	*Foster, Harry Masterton	6, Poultry, E.C.
32	1895, Mar. 18	*Fox, Charles Edward	22, George Street, Halifax, Yorkshire.
39	1894, Oct. 30	*Fox, Frederick Russell	The Fold, Newport, Barnstaple, North Devon.
53	1895, Oct. 24	*Funnell, Horace Frederick	Hurstleigh, 35, Camberwell Grove, S.E.
51	1882, Feb. 13	Furber, Henry Aubrey	2, Warwick Court, Gray's Inn, W.C.
26	1897, Oct. 26	*Furmedge, John Harris	Estate Offices, Middleton Stoney, Bicester, Oxon.
94	1896, Oct. 28	*Gale, Arthur Witherby	Ranelagh Road, Winchester.
93	1890, Jan. 6	*Galsworthy, Vincent Somers.	29, Fleet Street, E.C.
54	1895, Oct. 24	*¶Garner, John Stanley	159, High Street, Uxbridge.
39	1890, Nov. 22	*¶Garrard, Arthur Norman	8, Frederick's Place, Old Jewry, E.C.
70	1894, Oct. 30	*Garrett, Arthur Berry	16, Hanover Street, W.
02	1882, Jan. 16	Garrod, Herbert James	Cheveley, Newmarket.
27	1897, Oct. 26	*Gayer, Alfred Edward	St. Matthew's Vicarage, Cotham Park, Bristol.
46	1896, June 2	*Gethin, Randolph George	Holywell, Co. Sligo.
71	1894, Oct. 30	*Gilbert, John Sainsbury	70, Queen Street, Cheapside, E.C.
72	1894, Oct. 30	*Glover, Henry Alexander	1, Motcomb Street, S.W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3095	1896, Oct. 28	*Goadby, Howard	Airedale, Carnarvon Road, Reading, Berks.
3228	1897, Oct. 26	*Goldsmith, Douglas Fleet .	Petersfield, Hants.
956	1883, May 25	Gore, William Joll . . .	22, Conduit Street, W.
1096	1884, Feb. 11	Gow, James	9, Whitehall Place, S.W.
1669	1889, Dec. 9	*Grant, Joseph	Avisford, Upper Addiscombe Road, Croydon.
3229	1897, Oct. 26	*Gray, Horace Norman . .	334, Commercial Road, E.
2583	1893, Oct. 4	*Gray, Percy William . . .	29, St. Andrew's Street, Cambridge.
3096	1896, Oct. 28	*Green, Arthur Edward . .	Oakthorpe, Luton, Bedfordshire.
1012	1883, Dec. 17	Green, James Henry Townsend	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*Green, Thomas John . . .	13, King Street, Maidstone, Kent.
3097	1896, Oct. 28	*Greenfield, Frederick James	Brondesbury, Torquay, Devon.
1230	1884, Dec. 8	*Greenop, Edward, A.R.I.B.A.	5, Quality Court, Chancery Lane, W.C.
3230	1897, Oct. 26	*Greenwood, Ernest . . .	360, High Road, Chiswick, W.
3159	1897, Feb. 17	*Grierson, John Nicholson .	Turners Hill, Waltham Cross, Herts.
2522	1892, Nov. 28	*Griggs, Hy. Jenner, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Mon
1076	1884, Jan. 28	Grimwade, Henry	Colchester, Essex.
2674	1894, Oct. 30	*¶Grover, Philip Gordon . .	"Boveney," Sandgate Road, Folkestone, Ken
1550	1889, Jan. 14	*Gunter, James	Estate Office, Glasbury, Radnorshire.
1231	1884, Dec. 8	*Halkyard, William Redford .	Oakfield Styal Road, Wilmslow, Cheshire.
1179	1884, May 19	Hall, Charles Pell . . .	Park Farm Office, Woburn, Beds.
3020	1896, Jan. 21	*Hall, Frederick Walter .	Bailiffgate, Alnwick, Northumberland.
3231	1897, Oct. 26	*Hall, Henry Alexander Thomas	26, Upper Leeson Street, Dublin.
2956	1895, Oct. 24	*Hall, Thomas Biddle. . .	26, Paradise Street, Birmingham.
770	1882, Feb. 27	Hamilton, John Paynter . .	64 and 65, Coleman Street, E.C.
2957	1895, Oct. 24	*Hankey, Gilbert Lionel . .	Balsham, Linton, Cambridgeshire.
2525	1892, Nov. 28	*Hankinson, Francis Henry .	Glendalyn, Snowdon Road, Bournemouth, Ha
2675	1894, Oct. 30	*Hardiman, Harry	Colwyn House, Priory Avenue, Hastings.
1419	1887, Dec. 19	*Harding, Frederick Allcroft	44A, Wilton Road, Victoria Station, S.W.
2958	1895, Oct. 24	*Hardwick, Arthur Jessop. .	Eagle Chambers, Kingston-on-Thames.
614	1881, Feb. 21	Harper, Edgar Josiah . .	Estate Office, London County Council, Sp Gardens, S.W.
2959	1895, Oct. 24	*Harrison, Arthur	99, High Street, Stockton-on-Tees.
2960	1895, Oct. 24	*Harrison, Cyril Henry Gilmore	Estate Office, Tedworth, Marlborough.
2676	1894, Oct. 30	*¶Harrison, George John Robertson	Park Villa, Park Place, Eltham, Kent.
3311	1898, Feb. 18	*Harrison, Henry Beauchamp.	2, Belgrave Villas, Chippenham, Wilts.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	
32	1897, Oct. 26	*HARRISON, JOHN EDWARD . .	Estate Office, Allestree, Derby.
61	1895, Oct. 24	*HARVEY, FREDERICK CHARLES .	3, Gresham Terrace, Abbotsbury Road, Westham, Weymouth, Dorset.
85	1893, Oct. 4	*HAWES, FREDERICK KIRK . .	Longlands, Holkham, Norfolk.
33	1897, Oct. 26	*HAYWARD, THOMAS WILLIAM ALFRED	Surveyor's Office, Town Hall, Sudbury, Suffolk.
62	1895, Oct. 24	*HAYWOOD, SAMUEL SPENCER .	Borough and Water Engineer's Office, Municipal Offices, Darwen, Lancashire.
34	1897, Oct. 26	*HEAD, WILLIAM ALFRED . .	Norfolk Lodge, Fentiman Road, Clapham. S.W.
87	1885, Dec. 7	*HEBBLETHWAITE, CHAS. HENRY	10, Waterhouse Street, Halifax, Yorkshire.
14	1883, Dec. 17	HEBDEN, GEORGE RADCLIFFE .	8, Frederick's Place, Old Jewry, E.C.
78	1894, Oct. 30	*HECKFORD, HARLEY	Surveyors' Department, Vestry Hall, City Road, E.C.
88	1880. Dec. 13	HEDGER, ARTHUR CONSTANTINE	44, Charing Cross, S.W.
26	1892, Nov. 28	*†HELLICAR, GEORGE THOMAS .	80, Osbaldeston Road, Stoke Newington, N.
47	1896, June 2	*HEMPHILL, CHARLES GEORGE CATHCART	11, Ely Place, Dublin.
53	1887, Jan. 10	*HENDERSON, RICHARD . . .	Portland Estate Office, Kilmarnock.
28	1883, April 16	HENRY, EDWARD HUGH. . .	62, High Street, Clapham, S.W.
86	1893, Oct. 4	*HEWETT, GEORGE THOMPSON .	143, High Street, Guildford, Surrey.
50	1882, Dec. 18	HEWITT, WILLIAM	Penn Grove, Aylstone Hill, Hereford.
48	1883, May 21	HICKS, STANLEY	29, Lincoln's Inn Fields, W.C.
33	1895, Oct. 24	*HICKS, WILLIAM ROOKE . .	Twickenham Urban District Council, Town Hall, Twickenham.
15	1883, Dec. 17	HINCHLIFFE, JOHN, JUN. . .	Bullhouse Hall, Penistone, Sheffield.
92	1890, Nov. 22	*HODGKINSON, JAMES HENRY .	2, Ashlynne, Mossley Road, Ashton-under-Lyne.
99	1896, Oct. 28	*HODGSON, ARCHIBALD SANFORD .	The Crescent, Leatherhead, Surrey.
08	1883, Feb. 26	HOLBECHE, ÆMILIAN HENRY .	Weston Cottage, Park Road, Loughborough.
35	1897, Oct. 26	*HOLBROW, HERBERT OLIVER .	"Acacias," Staple Hill, near Bristol.
58	1891, Nov. 4	*HOLLIS, HERBERT	Public Works Office, Port Maria, Jamaica.
59	1891, Nov. 4	*HOLLIS, RALPH	Springfield, Skirlaugh, Hull.
79	1883, Jan. 29	HOLMES, JAMES THOMAS . .	97, Gresham Street, E.C.
90	1894, Oct. 30	*HOLMES, JOHN EDWARD . .	118A, Westminster Bridge Road, S.W.
00	1896, Oct. 28	*HOMFRAY, HERBERT RICHARDS .	Penllyn Castle, Cowbridge, South Wales.
01	1896, Oct. 28	*HOOD, THOMAS, JUN. . . .	Bogend, Duns, N.B.
31	1884, May 19	HOOPER, ALFRED FREDERICK .	1, Laura Villas, London Road, Andover, Hants.
54	1895, Oct. 24	*¶HOOPER, EDGAR WILFRED .	Eastington Lodge, Stonehouse, Gloucester.
02	1896, Oct. 28	*HOOPER, GERALD HUNTLY . .	The Weir, Alresford, Hants.
35	1895, Oct. 24	*HORTON, WILLIAM PHELPS . .	46, Mazenod Avenue, West Hampstead, N.W.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
866	1883, Jan. 15	HOWELL, ERNEST JOHN . .	116, Cromwell Road, S.W.
3236	1897, Oct. 26	*HOWLAND, ARTHUR FRANK . .	Rushymead, Coleshill, Amersham, Bucks.
3237	1897, Oct. 26	*HUTCHINS, RICHARD . . .	Estate Office, Ardnagashel, Bantry, Co. Co
1893	1890, Nov. 22	*INNES, GILBERT PLANTAGENET MITCHELL	29, Great George Street, S.W.
2681	1894, Oct. 30	*IRVINE, ARCHIBALD WYNDHAM.	P.O. Box 855, Johannesburg, S.A.R., Tra
2682	1894, Oct. 30	*JACKSON, ALFRED ERNEST . .	6, Marlborough Avenue, Prince's Avenue,
2683	1894, Oct. 30	*JACKSON, EDWARD HENRY . .	Windermere Buildings, Windermere, Wes land.
2966	1895, Oct. 24	*JACKSON, LEONARD LABREY . .	Exchange Buildings, Bradford, Yorkshire.
2684	1894, Oct. 30	*¶JARMAIN, WILLIAM	Clonakilty, 140, Wightman Road, Hornsey
2527	1892, Nov. 28	*¶JARMAN, FRANK WILMOT . .	4, High Street, Croydon.
2630	1894, Feb. 23	*JARRETT, THOMAS WILLIAM .	Norman Villa, Canterbury Road, Sittingbo
3238	1897, Oct. 26	*JENKINS, RICHARD JAMES . .	Town Hall, Portsmouth, Hants.
3160	1897, Feb. 17	*JENKINSON, WILLIAM ERIC LEIGH	6, Moorgate Street, E.C.
3048	1896, June 2	*JENNINGS, FITZ-LAWRENCE PERCIVAL DUDLEY . . .	General Post Office Chambers, Bournemou
550	1879, Nov. 24	JESSETT, CHARLES	62, Old Broad Street, E.C.
2460	1891, Nov. 4	*JESSETT, CHARLES EDWARD VERNON	26, Sarsfeld Road, Balham, S.W.
2968	1895, Oct. 24	*JOHN, HENRY BELL	3, Douglas Road, Canonbury, N.
3239	1897, Oct. 26	*JOHNSON, HARRY LABRON . .	Bella Riva, New Brighton, Cheshire.
1875	1887, Feb. 21	*JONAS, SAMUEL MARSHALL . .	27, Market Hill, Cambridge.
2686	1894, Oct. 30	*JONES, DAVID PUGH . . .	Tymaur Road, Llandaff, Glamorganshire, Wales.
3103	1896, Oct. 28	*JONES, ERNEST JOEL . . .	53, Maida Vale, W.
1018	1883, Dec. 17	JORDAN, GEORGE HENRY . .	16, Whitehall Place, S.W.
2461	1891, Nov. 4	*JOYCE, HARRY WARD . . .	Wood Street, Ashby-de-la-Zouch, Leicester
1323	1886, May 17	*JULL, WILLIAM VINCENT . .	17, Great George Street, S.W.
1894	1890, Nov. 22	*KAY, WALTER ROBERT . . .	Council Offices, Irlam, Lancashire.
2969	1895, Oct. 24	*KEAY, WILLIAM	6, Millstone Lane, Leicester.
2687	1894, Oct. 30	*KEEP, WILLIAM HENRY. . .	9, Junction Road, Andover, Hants.
2970	1895, Oct. 24	*KEMSLEY, WILLIAM HUGH . .	Woodford Green, Essex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
590	1893, Oct. 4	*KENNETT, CHARLES ARTHUR .	Camperdown, 30, Nelson Road, Hastings.
077	1884, Jan. 28	KERR, ARTHUR HERBERT . .	Blake Street, York.
240	1897, Oct. 26	*KERR, JOHN MURRAY . . .	Summerfield Park, Llanidloes, Montgomeryshire.
104	1896, Oct. 28	*KEY, ASTLEY COOPER . . .	P.O., Box 94, Johannesburg, South Africa.
241	1897, Oct. 26	*KIBBLEWHITE, HENRY JAMES TRELEAVEN	14, Grove Terrace, Highgate Road, N.W.
688	1894, Oct. 30	*KIESER, WILLIAM HENRY GUSTAV	Town Hall, Torquay, Devon.
689	1894, Oct. 30	*KILLICK, ANTHONY EDWARD .	29, Terminus Road, Eastbourne, Sussex.
887	1887, Mar. 21	*KING, WILLIAM ISAAC . . .	The Grange, Highgate, N.
105	1896, Oct. 28	*¶KINGSFORD, PERCY HAMILTON	25, Clifton Gardens, Folkestone, Kent.
021	1896, Jan. 21	*KIRK, JOHN WRIGHT . . .	Town Hall, Caxton Street, Westminster, S.W.
242	1897, Oct. 26	*KNATCHBULL, WYNDHAM PERSSE	Estate Office, Babington, Bath, Somersetshire.
580	1892, Nov. 28	*¶KNIGHT, GEORGE EDWARD .	2, West Chislehurst Park, Eltham, S.E.
971	1895, Oct. 24	*¶LAKE, CUTHBERT JOSEPH .	Heage House, Crouch Hill, N.
243	1897, Oct. 26	*LAKE, VIVIAN DAVEY . . .	8, Stopford Place, Stoke, Plymouth, Devon.
973	1895, Oct. 24	*LAMPRILL, WILLIAM THOMAS .	63, Broadway, Stratford, E.
591	1893, Oct. 4	*¶LANCASTER, JOHN ROY . .	85, Gresham Street, E.C.
969	1891, Jan. 17	*LANSDOWN, GEORGE ARTHUR .	5 and 7, Warwick Street, Charing Cross, S.W.
051	1891, Mar 14	*LARKIN, RICHARD WEBSTER .	Cowley House, Cavendish Road, Balham, S.W.
974	1895, Oct. 24	*LAUMANN, MONTGOMERY PATRICK JOHN	Church Cottage, Bracknell, Berks.
494	1892, Feb. 26	*¶LAWLEY, FREDERICK WILLIAM	165, Strand, W.C.
106	1896, Oct. 28	*LEANE, WALTER BURDITT . .	Leenwe River Camp, Ashton-Swellendam Railway, Cape Colony, S. Africa.
244	1897, Oct. 26	*LEATHER, WILLIAM BEAUMONT	The Hollies, Clarendon Road, Leeds.
975	1895, Oct. 24	*¶LEE, ERNEST EDWARD ARTHUR	29, Basinghall Street, E.C.
107	1896, Oct. 28	*LEE, FRANCIS BLACKLOCK . .	Hampden Club, Phœnix Street, N.W.
441	1876, Apr. 3	LEE, GEORGE CANSFIELD . .	North Eastern Railway, York.
108	1896, Oct. 28	*LEE, HENRY	81, Sixth Avenue, Queen's Park, W.
161	1897, Feb. 17	*LEESE, VERNON FRANCIS . .	Erlestoke Estate Office, Great Cheverell, Devizes, Wiltshire.
971	1891, Jan. 17	*LEWIS, ARTHUR LLEWELYN . .	45, St. John's Park, Blackheath, S.E.
691	1894, Oct. 30	*LIGHTFOOT, FRANCIS PRIDEAUX	Estate Office, Dunchurch, Rugby.
143	1884, Apr. 21	LIGHTFOOT, JOHN GEORGE . .	9, Whitehall Place, S.W.
531	1892, Nov. 28	*LITTLE, HENRY	4, Whitehall, S.W.
245	1897, Oct. 26	*LOMAX, ERNEST GEORGE . .	Parks Department, London County Council, 9, Spring Gardens, S.W.
976	1895, Oct. 24	*LOVEGROVE, CHARLES GRESHAM	Potter's Bar, Middlesex.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
1183	1884, May 19	LOVESAY, WILLIAM	4, Frederick's Place, E.C.
1355	1887, Jan. 10	*LOWE, CHARLES ROBERT . .	30, Somerset Street, Portman Square, W.
489	1877, May 14	LUCAS, JOSEPH	21, Defoe Road, Tooting Graveney, S.W.
3022	1896, Jan. 21	*LUCK, GEORGE EDWARD . .	Oakmead, Crouch End, N.
1204	1884, May 26	LYNCH, JAMES HENRY . . .	37, Norfolk Street, Strand, W.C.
2692	1894, Oct. 30	*LYONS, EDWARD COLVILL . .	Estate Office, Briton Ferry, South Wales.
1144	1884, Apr. 21	MCCALLUM, PETER SERVICE .	Midland Railway, Derby.
2592	1893, Oct. 4	*MACER, ALFRED THOMAS . .	39, Cheapside, E.C.
3312	1898, Feb. 18	*MACKENZIE, HECTOR JOHN MAXWELL	"Heatherley," Culduthel Road, Inverness.
3109	1896, Oct. 28	*MALLINSON, CHARLES HERBERT	Market Place, Huddersfield, Yorkshire.
2694	1894, Oct. 30	*MANN, FREDERICK CHARLES THOMAS	Woking, Surrey.
3246	1897, Oct 26	*MARCHANT, ROBERT CHARLES .	Uffculme, Cullompton, Devon.
2594	1893, Oct. 4	*MARRIOTT, CECIL WYNN . .	Newmarket, Cambridgeshire.
3162	1897, Feb. 17	*MARSHALL, ARTHUR GEORGE .	1, Army and Navy Mansions, Victoria Street
3110	1896, Oct. 28	*MARTIN, ALEXANDER WILLIAM .	Godfrey House, Godfrey Hill, Woolwich.
1677	1889, Dec. 9	*MASON, CHARLES WILLIAM HAYLEY	206, Marylebone Road, N.W.
2533	1892, Nov. 28	*‡MAUGHAN, JOHN	Estate Office, Jervaulx Abbey, Middleh R.S.O., Yorks.
2695	1894, Oct. 30	*MAY, WILLIAM CHARLES . .	61, Melville Road, Walthamstow, Essex.
3247	1897, Oct. 26	*MAYNE, CHARLES MILLARD . .	158, Earl's Court Road, S.W.
2597	1893, Oct. 4	*MELLOR, JAMES FREDERICK .	110, St. James's Street, Brighton.
1447	1888, Jan. 23	*¶†MELROSE, FRANK	29, Fleet Street, E.C.
2977	1895, Oct. 24	*MENMUIR, ROBERT WILLIAM .	21, Coverdale Road, Lancaster.
2535	1892, Nov. 28	*MENZIES, ROBERT	Merton Estate Office, Thetford, Norfolk.
1145	1884, Apr. 21	MERRETT, JAMES.	9, Whitehall Place, S.W.
2536	1892, Nov. 28	*MEW, ROBERT HEATH . . .	Nuneham Lodge, Redhill, Surrey.
3111	1896, Oct. 28	*MEYER, HORACE LEYCESTER .	45, High Street, Salisbury, Wilts.
2697	1894, Oct. 30	*MILLER, FREDERICK WILLIAM .	77, Grosvenor Road, Pimlico, S.W.
2537	1892, Nov. 28	*MILLER, GEORGE FREDERICK .	Town Hall, Hastings.
752	1882, Feb. 13	MILNES, ROBERT, JUN. . . .	City Surveyor's Office, Guildhall, E.C.
2698	1894, Oct. 30	*MITCHELL, LEWIS	Hurlford, Kilmarnock, N.B.
248	1897, Oct. 26	*MITCHESON, HARRY	Florence Colliery, Longton, Staffordshire.
3049	1896, June 2	*MOERAN, ARCHIBALD EDWARD .	Estate Office, Loughrea, Co. Galway.

† Special Sanitary Science Certificate. ‡ Special Forestry Certificate.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1891, Jan. 17	*Molyneux, Herbert Ernest .	80, Cannon Street, E.C.
1893, Oct. 4	*Monson, Henry John . . .	The Yorkshire College, Leeds.
1896, June 2	*Moore, Hugh Armytage . .	Crumlin, Co. Antrim.
1894, Oct. 30	*Morris, William Henry . .	West House, Chirbury, Shropshire.
1892, Nov. 28	*Morrish, Hugh Kenneth . .	7, Commercial Arcade, Guernsey.
1894, Feb. 23	*Morrison, Daniel	41, John Dalton Street, Manchester.
1893, Oct. 4	*Morrison, Gerard Donald .	High Street, Reigate, Surrey.
1889, Dec. 9	*Muir, James	South Haven, Beach Road, Weston-super-Mare, Somersetshire.
1893, Oct. 4	*Neighbour, Charles Edmund	Fair View, Sevenoaks, Kent.
1894, Oct. 30	*Neubronner, Harry Alfred .	15, Whitehall Place, S.W.
1896, Oct. 28	*Newton, Edwin Bennett Brierley	Borough Engineer's Office, Town Hall, Rochdale, Lancashire.
1894, Oct. 30	*Nicholls, Edward Alfred .	Royal Engineer's Office, Island Bridge Barracks, Dublin.
1897, Feb. 17	*Nicholson, Ebenezer . . .	29, Queen Street, E.C.
1896, Oct. 28	*Noble, Edmund James. . .	26, Burns Street, Nottingham.
1891, Jan 17	*Nockolds, Alfred George .	Castle Hill House, Saffron Walden, Essex.
1889, Jan. 14	*¶Nockolds, Martin Charles Hubert	Saffron Walden, Essex.
1894, Feb. 23	*¶Norman, James Noel. . .	34, Great George Street, S.W.
1884, Mar. 10	Norris, Edward James . . .	Pinewood Grange, Camberley, Surrey.
1897, Oct. 26	*Ogilvie, Robert Mathewson .	10, Boltro Road, Haywards Heath, Sussex.
1896, Oct. 28	*Oldnall, Roger William . .	Gorst Hall, Kidderminster.
1896, Oct. 28	*Osbourn, Edward	Margam, Port Talbot, Glamorganshire.
1896, June 2	*Osenton, Charles	Ashtead, Surrey.
1892, Nov 28	*Ouvry, Peter Arnold . . .	St. Leonard's Poultry Farm, Ringwood, Hants.
1892, Nov. 28	*Ovenden, Charles	Compton, Aldersmead Road, Beckenham, Kent
1897, Oct. 26	*Paice, William, Jun. . . .	The Limes, Egham, Surrey.
1894, Oct. 30	*Pain, William Henry . . .	East Stratton, Micheldever, Hants.
1892, Feb. 26	*Palmer, William Edward King, A.R.I.B.A.	Huntingdon Lodge, New Malden, Surrey.
1895, Oct. 24	*Parks, Walter	Sidley House, Bexhill, Sussex.
1897, Oct. 26	*Parnacott, Arthur Charles .	The Ferns, Penge, S.E.
1894, Oct. 30	*Parry, Richard Frederick .	Bishops Waltham, Hants.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3115	1896, Oct. 28	*Patch, Shirley Hutchins.	The Chestnuts, Havelock Road, Addis Surrey.
2980	1895, Oct. 24	*Paul, John William	Northwood, Mountfield Road, Church Finchley, N.
402	1875, May 10	Payne, William Percy	Holmesdale, The Park, Nottingham.
857	1882, Dec. 18	Peace, Alfred L., A.M.I.C.E.	Thorne, Doncaster.
3116	1896, Oct. 28	*Pearce, Charles Frederick	78, Blenheim Gardens, Willesden Green,
1146	1884, Apr. 21	Pearce, Frederick William	9, Whitehall Place, S.W.
3117	1896, Oct. 28	*Pearse, Octavius Burroughes	Wilton House, Nuneaton, Warwickshire.
3252	1897, Oct. 26	*Peebles, Philip	Estate Office, Albury, near Guildford, Sur
2634	1894, Feb. 23	*Pegge, John Thomas	City Surveyor's Office, Guildhall, York.
3313	1898, Feb. 18	*Peppercorn, Henry McArthur	Larkfield, Maidstone, Kent.
3118	1896, Oct. 28	*Peppercorn, John Arthur	Eaton Socon, St. Neots, Huntingdonshire.
1898	1890, Nov. 22	*Perkins, Joseph	Glencoe, Willows Road, Balsall Heath mingham.
1389	1887, Apr. 18	*Perks, Sydney, A.R.I.B.A.	13, Waterloo Place, Pall Mall, S.W.
1021	1883, Dec. 17	Pewtress, Herbert Wilmshurst	15, Cursitor Street, Chancery Lane, W.C.
1129	1884, Mar. 19	Phillips, George Cawkwell	Clarence Street, Southend-on-Sea, Essex.
2705	1894, Oct. 30	*Phillips, Francis John	The Limes, Grove Road, Chelmsford, Ess
1079	1884, Jan. 28	Phillips, John Henry	130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*Phillips, William Dearlove	High Wycombe, Bucks.
1342	1886, Dec. 6	*Physick, Walter Frederick	30, Somerset Street, Portman Square, W.
2982	1895, Oct. 24	*Piercy, Frederic Onslow	The Elms, Lowthorpe, East Yorkshire.
1899	1890, Nov. 22	*Pinder, Richmond	49, Upper Baker Street, N.W.
3253	1897, Oct. 26	*Pineger, James Reginald	Chelworth, Crudwell, Malmesbury, Wilts
3254	1897, Oct. 26	*Pinfold, Francis Arthur.	District Estate Office, Euston Station, N.
2496	1892, Feb. 26	*Pochin, Thomas Clement.	5, Rose Bank, Manningham, Bradford, Yor
2497	1892, Feb. 26	*Poggio, Eloi John	Public Offices, Dyne Road, Kilburn, N.W
2707	1894, Oct. 30	*¶Powell, Charles Reginald Evernden	Trevannance, Tavistock, Devon.
1343	1886, Dec. 6	*Prater, Thomas Herbert	Parlington Estate Office, Aberford, near Yorkshire.
3314	1898, Feb. 18	*Price, Capel Hereward	Trengothal, Shrewsbury Road, Harlesden
2708	1894, Oct. 30	*¶Pritchard, Herbert Alfred	14, Warwick Road, Earl's Court, S.W.
1680	1889, Dec. 9	*Puckridge, Percival Martin	82, Queen Street, E.C.
2985	1895, Oct. 24	*Pye, George Henry	Cherry Tree Cottage, Didsbury, Lancashi
3120	1896, Oct. 28	*Pyle, Benjamin Thomas Rice	14, Vambery Road, Plumstead, Kent.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1885, Dec. 7	*Rand, John	Elmfield, Esher, Surrey.
1894, Oct. 30	*Read, Walter Herbert . .	8, The Avenue, Castle Hill, Ealing, W.
1896, Oct. 28	*Richardson, Arthur Bayliffe	78, King Edward Road, South Hackney, N.E.
1898, Feb. 18	*Richardson, James, Jun. . .	15, Barn Hill, Stamford, Lincolnshire.
1897, Feb. 17	*Rickards, Robert Hillier Traherne Anson . . .	Charles Street Chambers, Cardiff, Glamorganshire.
1896, Oct. 28	*Rivers, Charles Edwin . .	Borough Surveyor's Office, Town Hall, Torquay, Devon.
1882, Feb. 13	Roberts, Charles Gordon. .	42, New Broad Street, E.C.
1894, Oct. 30	*Roberts, Joseph William George	Yeovil, Somerset.
1896, Oct. 28	*Robinson, John Brooke Wood	3, Silver Street, Cirencester.
1882, Apr. 24	Robinson, Martin Catlin . .	Wenden, Saffron Walden, Essex.
1897, Oct. 26	*Robinson, Ralph Eteson . .	29, Beacon Hill, Camden Road, N.
1897, Oct. 26	*Robinson, Theodore Richard	25, Campden Hill Gardens, Kensington, W.
1895, Oct. 24	*Rogers, Thomas George . .	Estate Offices, Railway Approach, Archway Road, Highgate, N.
1896, Oct. 28	*Rook, Joseph Taylor . . .	23, Spencer Street, Carlisle.
1884, Mar. 10	Rose, Edward Joseph . . .	58, Corn Market Street, Oxford.
1884, Jan. 28	Ross, David James, A.M.I.C.E.	Surveyors' Office, Guildhall, E.C.
1890, Jan. 6	*Rowley, William Taylor. .	Royston, Hertfordshire.
1890, Nov. 22	*Ruddle, Frank J.	London County Council, Spring Gardens, S.W.
1896, Oct. 28	*Russell, Cecil Herbert . .	198, Cromwell Road, S.W.
1883, Dec. 17	Sabin, Joseph Henry . . . *(Professional Associate of Council)*	16, Whitehall Place, S.W.
1897, Oct. 26	*St. Aubyn, Belville Molesworth	Estate Office, Tupnell, Freshwater, Isle of Wight.
1895, Mar. 18	*Saise, Alfred John. . . .	Stapleton Urban District Council, Fishponds, near Bristol.
1893, Oct. 4	*Saker, Sydney	3, Bank Buildings, Hastings.
1893, Oct. 4	*Sale, Arthur Reed . . .	32A, Lowther Street, Carlisle.
1897, Oct. 26	*Salt, Harold Crossley . .	Milner Field, Bingley, Yorks.
1887, Dec. 19	*Salt, Reginald Nowell . .	Quarry Place, Shrewsbury.
1895, Oct. 24	*¶Sandford, Charles Sidney .	Ecclesall Vicarage, Sheffield.
1883, May 25	*Satchell, Charles . . .	Caixa Postal 445, Para, Brazil.
1890, Feb. 10	*Satchell, Herbt. A., A.R.I.B.A.	3, Verulam Buildings, Gray's Inn, W.C.
1884, Apr. 21	Saunders, Samuel Brown. .	Estate Office, L. & S. W. Ry., Addington Street, York Road, Waterloo Station, S.E.
1894, Oct. 30	*Sawyer, John Ashton . . .	62, High Street, Winchester, Hants.
1884, Apr. 21	Scarlett, Harry	Preston House, Firle, Lewes, Sussex.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2712	1894, Oct. 30	*Scorer, Alfred George	Flaxmoor, Caston, Attleborough, Norfolk.
2713	1894, Oct. 30	*Scott, Archibald Lacy	Bury St. Edmund's, Suffolk.
2545	1892, Nov. 28	*Scott, Thomas	The Rectory, Lavenham, Suffolk.
3023	1896, Jan. 21	*Scrivener, John Charles	Ecclesbourne, Caterham Valley, Surrey.
3129	1896, Oct. 28	*Secker, John Eustace	Estate Offices, Warrington.
2637	1894, Feb. 23	*Seddon, George Farquharson	24, Finsbury Square, E.C.
3259	1897, Oct. 26	*Sedgwick, Alfred Sydney Edward	195, Tulse Hill, S.W.
2468	1891. Nov. 4	*Sedgwick, Rupert William	38, High Street, Watford.
3260	1897, Oct. 26	*Seel, Robert Harold	8, Elm Grove Villas, Dinas Powis, Cardiff.
1729	1890, Feb. 10	*Selby, Frank	44, Chancery Lane, W.C.
1234	1884, Dec. 8	*Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
572	1880, Feb. 16	Sexby, John James	London County Council, Spring Gardens, S
1425	1887, Dec. 19	*Shaw, Arthur	Ramsden Estate Offices, Railway Street, dersfield.
3261	1897, Oct. 26	*Shearburn, Harry	Munstead, Godalming, Surrey.
3262	1897, Oct. 26	*Shearer, James Hughan	c/o C. Barry, Esq., Parliament Mansions, V Street, S.W.
1149	1884, Apr. 21	Sherry, Nathaniel	45, Fenchurch Street, E.C.
3263	1897, Oct. 26	*Shorney, Arthur Shepherd	30, Dudley Road, Tunbridge Wells, Kent.
2988	1895, Oct. 24	*Shufflebotham, John Henry	Kingston, Taunton, Somerset.
3264	1897, Oct. 26	*Simpson, Leslie Shepherd	Quarndon, nr. Derby.
2714	1894, Oct. 30	*Skeat, Arthur Percival	Londonderry Hall, Dominica, British West
858	1882, Dec. 18	Skingle, Alfred	29, Fleet Street, E.C.
3166	1897, Feb. 17	*Skingle, Alfred Charles	79, St. James Road, Brixton, S.W.
3052	1896, June 2	*Skrimshire, Samuel	153, Saltram Crescent, St. Peter's Park dington, W.
1050	1884, Jan. 14	Slade, Isaac	96, Queen Street, E.C.
2638	1894, Feb. 23	*Sly, Joseph Townson	62, Osborne Road, Forest Gate, E.
3131	1896, Oct. 28	*Sly, William	34, Railway View, Great Harwood, Lancas
2715	1894, Oct. 30	*Smith, Alexander George	15, Walbrook, E.C.
2989	1895, Oct. 24	*¶Smith, Charles Gordon	33, West Bank, Stamford Hill, N.
2052	1891, Mar. 14	*Smith, James	Borough Surveyor's Office, Town Hall, Bu ham.
3265	1897, Oct. 26	*Smith, Sydney Arthur	Head Master's House, Maitland Pork, Hav Hill, N.W., and 22, Chancery Lane, W.C.
2990	1895, Oct. 24	*Smithells, Edwin	Pen-y-ghent View, Settle, Yorkshire
152	1868, Nov. 9	Smyth, Edward	9, Whitehall Place, and 52, Wiltshire Brixton, S.W.
		(Professional Associate of Council)	
1905	1890, Nov. 22	*Snailum, Walter Wadman	Church Street, and Wingfield Road, Trow Wilts.

PROFESSIONAL ASSOCIATES.

Date of Election.			
1897, Oct.	26	*Snow, Henry Cyprian . . .	Holmdale, Stoneygate, Leicester.
1897, Oct.	26	*Southcombe, John Charles .	8, Castle Street, Barnstaple, Devon.
1895, Oct.	24	*Southorn, Charles Herbert .	38, The Parade, Leamington.
1892, Feb.	26	*Soutter, Ernest	20, The Parade, Leamington Spa, Warwickshire.
1896, Oct.	28	*Sparrow, William Hugh . .	Moor Court Farm, Sparsholt, Winchester.
1890, Nov.	22	*Spelman, William Wilton Rix	St. Giles Street, Norwich.
1897, Oct.	26	*Stacey, Frederick Charles Webster	13, Canden Gardens, Shepherd's Bush, W.
1883, Jan.	15	Stacey, William	80, Cheapside, E.C.
1890, Jan.	6	*Stainton, Francis Charles .	29, Mansfield Road, Ilford, Essex.
1893, Oct.	4	*Staley, Albert Henry . .	Coton Road, Nuneaton.
1895, Oct	24	*Standen, Arthur Carnegie .	29, Fleet Street, E.C.
1897, Oct	26	*Stanford, George	20, Waldeck Road, Ealing, W.
1892, Nov.	28	*Staunton-Wing, George . .	Fitzhead Court, Taunton, Somersetshire
1882, Jan.	16	Stevenson, Frederick J. . .	4, Frederick's Place, E.C.
1897, Oct.	26	*Stimson, Herbert Percy . .	2, New Kent Road, S.E.
1897, Oct.	26	*Stokes, Hugh Charles . .	49, Upper Baker Street, N.W.
1897, Oct.	26	*Stoneham, Edward Russell .	Orchard House, Erith, Kent.
1882, Dec.	4	Stower, Joseph	43, Chancery Lane, W.C.
1896, Oct.	28	*Straker, Howard	369, London Road, Thornton Heath, Surrey.
1895, Oct.	24	*Strouts, Lewis Herbert . .	Belgrave Place, St. Mary Cray, Kent.
1896, Oct.	28	*Stubbing, Richard Webb . .	Calder Bank, 17, Lansdowne Road, Tottenham, N.
1889, Feb.	11	*Stucké, Wm. Henry, A.R.I.B.A.	P.O. Box 2271, Johannesburg, S.A.R., and P.O. Box 91, Bloemfontein, O.F.S., South Africa.
1894, Oct.	30	*Stupart, Charles Walter .	4, Plymouth Road, Totnes, Devon.
1884, Dec.	8	*Sturge, Theodore	34, Corn Street, Bristol.
1886, Jan.	11	*Sturgess, John Moore . .	Penshurst Park, near Tunbridge, Kent, and 53, Cockspur Street, Charing Cross, S.W.
1890, Jan.	27	*Sturley, Arthur Dyson . .	1, Sheen Park, Richmond, Surrey.
1891, Jan.	17	*Summerfield, Joseph Charles	73, Chelsea Gardens, S.W.
1897, Oct.	26	*Swanwick, Bruce	Leek Wootton, Warwick.
1896, Oct.	28	*¶Tate, Joseph George . .	Welbeck, Worksop, Notts.
1897, Oct.	26	*Taylor, John Francis White .	Messrs. Humbert, Son, & Flint, Watford, Herts.
1894, Oct.	30	*Tewson, Leonard	80, Cheapside, E.C.
1893, Oct.	4	*Theakston, William Pease .	Huntingdon.
1892, Nov.	28	*Thomas, Edward Morgan Dawson	41, Gay Street, Bath.
1894, Oct.	30	*Thomas, Illtyd	17, Quay Street, Cardiff.

PROFESSIONAL ASSOCIATES.

Dip. No.	*Date of Election.*		
1027	1883, Dec.	17	THOMPSON, ALFRED . . . . . Estate Department, South Eastern Ra London Bridge, S.E.
2720	1894, Oct.	30	*THOMPSON, CLAUDE WILLIAM GEORGE HUGH . . . . Gledstone Estate Office, Skipton-in-Cra Yorkshire.
2611	1893, Oct.	4	*THOMPSON, FREDERIC HUBERT . 4, Priory Gardens, Folkestone, Kent.
3275	1897, Oct.	26	*THOMPSON, HAROLD STUART . Brent Lodge, Bridgwater, Somersetshire.
2721	1894, Oct.	30	*THOMPSON, JOSEPH ATHERDEN. 50, Lincoln's Inn Fields, W.C.
2735	1895, Mar.	18	*¶THOMPSON, ROLAND O'BRIEN . Grove Cottage, Cookham Dean, Maiden Berks.
2500	1892, Feb.	26	*THURGOOD, ALBERT EDWARD . 50, High Street, Guildford, Surrey.
1100	1884, Feb.	11	THURGOOD, ERNEST CHARLES . Estate Office, 159, High Street, Lee, S.E.
1537	1888, Dec.	10	*TILLY, HUBERT DOUGLAS . . 50, High Street, Maidenhead, Berks.
3136	1896, Oct.	28	*TOWN, HENRY ANNANDALE . . 20, Eslington Terrace, Newcastle-on-Tyne.
2736	1895, Mar.	18	*TOWNEND, WILLIAM . . . . . Park Farm, Seacroft, near Leeds.
1979	1891, Jan.	17	*TOWNSEND, GEORGE JAMES . . London County Council, 40, Craven Strand, W.C.
3276	1897, Oct.	26	*TREHEARNE, ALFRED FREDERICK ALDRIDGE . . . . . 46, Chancery Lane, W.C.
3277	1897, Oct.	26	*TURNER, BENJAMIN FRANKLIN . South Eastern Agricultural College, Wye,
3278	1897, Oct.	26	*TURNER, DRYSDALE . . . . South Eastern Agricultural College, Wye,
3279	1897, Oct.	26	*TURNER, HERBERT . . . . Slade House, Pencisly Road, Canton, Card
1894	1887, May	23	*TURNER, PERCY . . . . . Dale Hall, Henley Road, Ipswich, Suffolk.
2612	1893, Oct.	4	*TYLER, WILLIAM BOTT . . . Estate Department, Euston Station, N.W.
1168	1884, May	5	UDNY, AUGUSTUS CHARLES . . 142, Springfield Road, Brighton.
1596	1889, Feb.	25	*VALE, HENRY . . . . . Darlington Street, Wolverhampton.
3280	1897, Oct.	26	*VEIT, LEONARD JAMES . . . Borough Engineer's Office, Town Hall, B in-Furness, Lancashire.
2551	1892, Nov.	28	*VENNING, ALFRED JOHN MEYBOHM . . . . . 26, Ker Street, Devonport, Devon.
1907	1890, Nov.	22	*VERITY, ERNEST GEORGE . . 51, Golden Square, W.
2994	1895, Oct.	24	*VINTEN, HAROLD BERTRAM . . 72, High Street, Ramsgate.
1464	1888, Feb.	20	*WADE, HENRY . . . . . 10, Pitt Street, Barnsley.
1699	1890, Jan.	6	*WAIN, GEORGE SPARROW . . 8 and 9, Essex Street, Strand, W.C.
2995	1895, Oct.	24	*WALDRAM, PERCY JOHN. . . 17, Buckingham Street, Charing Cross, S.W.
2613	1893, Oct.	4	*WALDRAM, ROBERT EDWARD . 18, Wrottesley Road, Plumstead, S.E.
576	1880, Mar.	1	WALKER, LEON VICTOR . . . 79, Dunsmure Road, Stamford Hill, N.

p.	Date of Election.	PROFESSIONAL ASSOCIATES.	
4	1896, Jan. 21	*¶Walker, William Selves	22, Moorgate Street, E.C.
1	1897, Oct. 26	*Walton, Edgar Thomas	28, Gateley Road, Brixton, S.W.
7	1896, Oct. 28	*Warran, William Ernest	3, Broad Park Villas, Whitchurch Road, Tavistock, Devon.
6	1887, Dec. 19	*Warton, Wilfred	23, Glen Eldon Road, Streatham, S.W.
2	1897, Oct. 26	*Warwick, George Ernest	47, Dudley Road, Ilford, Essex.
0	1883, Dec. 17	Waterer, Clarence	Dover House, Chertsey, Surrey.
3	1897, Oct. 26	*Waterfield, Horace Clare	30, Princes Square, Bayswater, W.
0	1891, Jan. 17	*Watson, Claude Henry	Greysouthen, Cockermouth, Cumberland.
1	1890, Feb. 24	Watson, George	45, Parliament Street, S.W.
6	1895, Oct. 24	*¶Watson, Herbert John	New Grove, Petworth, Sussex.
9	1888, Dec. 9	*Watson, Richard	19, Gloucester Road, Newton Abbot, South Devon.
4	1893, Oct. 4	*Watson, William James	13, Pembroke Square, Kensington, W.
2	1892, Nov. 28	*Weatherhead, David Wilkinson	Croft House, Keighley, Yorkshire.
4	1897, Oct 26	*Weatheritt, James	77, Lancaster Street, Southwark, S.E.
8	1896, Oct. 28	*Weaver, Henry Percival Francis	Lye, Stourbridge, Worcestershire.
0	1888, Dec. 9	*Webb, Frederic Noel	Babraham, Cambridge.
6	1898, Feb. 18	*Weir, James Scott	42, Broughton Road, South Shields, Durham.
1	1883, Dec. 19	Wells, Edward Ogbourn	9, Whitehall Place, S.W.
0	1883, April 16	Weston, George	177, Harrow Road, Paddington, W.
1	1883, April 30	Weston, Joseph Aurelius	83, High Street, Bedford.
9	1887, Dec. 19	*Whalley, Frederick Herbert	Palmerston Buildings, Queen Street, Auckland, New Zealand.
9	1896, Oct. 28	*Wheatley, Stephen Gladstane	263, Strand, W.C.
0	1887, Dec. 19	*Wheeler, Charles Trevor Ogle	Estate Office, Gatton Park, Surrey.
7	1895, Oct. 24	*White, Walter Ernest Coates	Manor Farm, Beedon, Newbury, Berks.
5	1896, Jan. 21	*White, William, Jun.	Dunston Hill, Whickham, Northumberland.
3	1895, Oct. 24	*¶Whitton, Percy	24, Gandy Street, Exeter.
7	1897, Feb. 17	*Wigram, Henry Joseph	The Manor, Collingham, Newark, Notts.
6	1896, Jan. 21	*¶Wilde, Sidney Algernon	Lynwood, Macaulay Road, Clapham Common, S.W.
5	1891, May 23	*Wilks, Ernest Stringer	Douglas Avenue, Hythe, Kent.
5	1897, Oct. 26	*Williams, Daniel Smith	Urban District Council Offices, Mountain Ash, Glamorganshire.
2	1876, Apr. 3	Williams, William Welsby	Farnham, Surrey.
0	1896, Oct. 28	*Willoughby, Charles Albert	22, Chancery Lane, W.C.
3	1884, Jan. 28	Willoughby, Charles William	22, Chancery Lane, W.C.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
2472	1891, Nov. 4	*Wilson, James Calvert . .	Worsthorne Estate Office, Burnley, Lancas
2555	1892, Nov. 28	*Wilson, John Hayes . . .	10, Upstall Street, Camberwell, S.E.
3141	1896, Oct. 28	*Wilson, Lawrence Richard .	20, Albert Square, Manchester.
1449	1888, Jan. 23	*Wilson, William Edward . .	St. Andrew's Chambers, Albert Square, chester.
3286	1897, Oct. 26	*Witton, James Percy . . .	Agricultural College, Aspatria, Carlisle, Cu land.
2724	1894, Oct. 30	*¶Wood, Leslie Stuart . .	Temple End, High Wycombe, Bucks.
2501	1892, Feb. 26	*Woodward, Walter Henry .	69, Kennington Oval, S.E.
3317	1898, Feb. 18	*Wood, John Edward . . .	3, Cliff Road, Southampton.
3287	1897, Oct. 26	*Woof, Robert Stephenson' .	Estate Office, Lowther, Penrith, Cumberlar
1358	1887, Jan. 10	*Woolnough, John William .	6, Vicarage Drive, Eastbourne.
3168	1897, Feb. 17	*Woolnough, Tom	17, Bryanston Road, Crouch End, N.
3142	1896, Oct. 28	*Wordsworth, Christopher .	Brooklands, South Godstone, Surrey.
1431	1887, Dec. 19	*Worthington, James Scott .	4, Frederick's Place, E.C.
3288	1897, Oct. 26	*Wright, Ernest Beresford Fitz Herbert	The Hayes, Swanwick, Alfreton, Derbyshir
2725	1894, Oct. 30	*Wright, Philip Chetwood .	Brattleby Hall, near Lincoln.
895	1880, Dec. 13	Wright, Thomas Hawkins. .	Barton Court Estate Office, Barton-on-Sea, H
2619	1893, Oct. 4	*Wrightson, Robert Garmondsway	Alton, Hants.
1151	1884, Apr. 21	Wyand, Benjamin John. . .	22, Conduit Street, Bond Street, W.
2726	1894, Oct. 30	*Wyatt, Archibald	The Jungle, Porchester, Hants.
3289	1897, Oct. 26	*Young, Thomas John . . .	South Eastern Agricultural College, Wye, K
2999	1895, Oct. 24	*Young, William.	Oakdene, Harpenden, Herts.

Total number of Professional Associates, 598.

Associates.

Date of Election.		
1897, Oct. 26	ADKINS, WILLIAM RYLAND DENT	2, Temple Gardens, E.C.
1880, Dec. 13	BANKES, JOHN ELDON . . .	3, Hare Court, Temple.
1888, May 14	BARNES, GEORGE FREDERICK .	London County Council, Spring Gardens, S.W.
1868, July 27	BARRY, SIR JOHN WOLFE, K.C.B., M.I.C.E. (*Associate of Council*)	21, Delahay Street, S.W.
1875, Dec. 13	BATTEN, JOHN WINTERBOTHAM	3, Harcourt Buildings, Temple.
1879, Feb. 3	BEALE, JAMES SAMUEL . . .	28, Great George Street, S.W.
1892, Feb. 26	BELLEWES, GEORGE OLIVER .	45, Parliament Street, S.W.
1890, Jan. 6	BOULGER, GEORGE EDWARD SIMONDS	18, Ladbroke Grove, Notting Hill, W.
1868, Jun. 28	BRAMWELL, SIR FREDK. JOSEPH, BART., F.R.S., M.I.C.E. . .	5, Great George Street, S.W.
1884, Feb. 11	BUND, JOHN W. WILLIS. . .	15, Old Square, Lincoln's Inn, W.C.
1890, May 29	CADELL, GEORGE	Langley House, Langley Avenue, Surbiton.
1871, Feb. 18	CASTLE, EDWARD JAMES, Q.C. .	8, King's Bench Walk, Temple.
1891, Jan. 17	CLARKE, SIR ERNEST . . .	13, Hanover Square, W.
1883, Dec. 17	CLARKE, SIR EDWARD, Q.C., M.P.	5, Essex Court, Temple.
1883, Dec. 17	CLODE, WALTER	3, Harcourt Buildings, Temple.
1886, Dec. 6	CLUTTON, HUBERT SPENCER .	9, Whitehall Place, S.W.
1894, Oct. 30	COLAM, ROBERT FREDERICK .	4, Essex Court, Temple.
1896, Jan. 21	COWARD, JOHN CHARLES LEWIS .	3, Pump Court, Temple.
1891, Nov. 4	COWLARD, CHRISTOPHER LETHBRIDGE	Launceston, Cornwall.
1885, Jan. 12	CRIPPS, CHARLES ALFRED, Q.C.	1, Essex Court, Temple.
1891, Nov. 4	DOWDEN, WALTER ALFRED ALLEN	281, Vauxhall Bridge Road, S.W.
1892, Nov. 28	EMDEN, T. WALTER L. . . .	105 & 106, Strand, W.C.
1891, Nov. 4	FORBES, ALEXANDER	3, Golden Square, Aberdeen.
1869, Feb. 22	FOWLER. SIR JOHN, BART., K.C.M.G., F.R.S., M.I.C.E.	2, Queen Square Place, S.W.
1886, Jan. 11	FREAM, WILLIAM	Downton, Wilts.
1878, Feb. 11	FREEMAN, GEO. MALLOWS, Q.C.	11, King's Bench Walk, Temple.

ASSOCIATES.

Date of Election.		
1878, Mar. 11	Freshfield, Edwin . . .	5, Bank Buildings, E.C.
1876, Mar. 20	Freshfield, William Dawes .	5, Bank Buildings, E.C.
1890, Feb. 24	Gayton, Charles	Much Hadham, near Ware, Herts.
1879, Apr. 28	Gepp, Charles Bramston Osborne	Chelmsford, Essex.
1895, Mar. 18	Glen, Reginald Cunningham .	1, New Court, Temple.
1874, Jan. 5	Grantham, Richard Fuge, M.I.C.E.	Northumberland Chambers, Northumberland Avenue, W.C.
1882, Mar. 27	Hamilton, Henry Best Hans .	1, Brick Court, Temple.
1884, May 5	Hamond, Thomas Astley Horace	Ormond House, Great Trinity Lane, E.C.
1897, Oct. 26	Hill, John Smith	The Agricultural College, Aspatria, Cumberland
1887, Jan. 24	Hudson, Alfred Arthur . .	5, Paper Buildings, Temple.
1885, Jan. 12	Jongh, John Isidore de . .	San José, Costa Rica, Central America.
1887, May 23	Kinch, Edward	Royal Agricultural College, Cirencester.
1896, Oct. 28	King, Walter George . .	The Old College, Dulwich, S.E.
1873, April 21	King, William, M.I.C.E. . .	Gas Office, Duke Street, Liverpool.
1891, Nov. 4	Leworthy, John Henry . .	29, Fleet Street, E.C.
1874, Feb. 16	Littler, Ralph Daniel Makinson, Q.C., C.B..	6, Pump Court, Temple.
1888, Mar. 5	Luard, Major-Gen. Charles Edward, R.E..	Ightham Knoll, near Sevenoaks, Kent.
1891, May 23	Malden, Walter James . .	Agricultural College, Uckfield, Sussex.
1874, Feb. 16	Marriott, The Right Hon. Sir William Thackeray, Q.C. .	6, Crown Office Row, Temple.
1886, Dec. 6	Marshall, Frederick, Q.C. .	3, Harcourt Buildings, Temple.
1891, Nov. 4	Mence, Phillip Allan . . .	29, Fleet Street, E.C.
1895, Oct. 24	Milles, Charles William .	8, Whitehall Place, S.W.
1888, Nov. 12	Moulton, John Fletcher, Q.C.	11, King's Bench Walk, Temple.
1882, Dec. 18	Munton, Francis Kerridge .	95A, Queen Victoria Street, E.C.
1895, Oct. 24	Pain, Arthur Cadlick, M.I.C.E.	17, Victoria Street, S.W.
1894, Feb. 23	Pinches, Edward Ewin . .	5, Essex Court, Temple, and 1, Nevern Road, South Kensington, S.W.
1888, Mar. 19	Pollard, Edward Hutchinson	3, Elm Court, Temple.
1884, Feb. 11	Pope, Samuel, Q.C.. . . .	38, Parliament Street, S.W.
1894, Oct. 30	Redman, Joseph Haworth .	2, New Court, Lincoln's Inn, W.C.
1868, Nov. 9	Rees, John Charles . . .	5, Victoria Street, S.W.

Date of Election.	ASSOCIATES.	
1892, Nov. 28	Rew, Robert Henry . . .	Broad Sanctuary Chambers, Westminster, S.W.
1896, June 2	Richards, Henry Charles, M.P.	2, Mitre Court Buildings, Temple.
1885, Jan. 26	Rickards, Arthur George .	Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple.
1882, Jan. 16	Rigg, Herbert Addington .	9, King's Bench Walk, Temple.
1895, Oct. 24	Russell, Charles Alfred .	2, Harcourt Buildings, Temple, E.C.
1883, April 2	Ryde, Walter Cranley . .	1, Brick Court, Temple.
1884, Dec. 8	Scott, The Hon. Henry Robert	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	Seth-Smith, Archibald . .	Silvermere, Cobham, Surrey.
1888, Apr. 30	Seth-Smith, Frederick . .	The Lodge, Upton Gray, Winchfield, Hants.
1893, Oct. 4	Seth-Smith, Hugh Garden .	Northern Club, Auckland, New Zealand, and Silvermere, Cobham, Surrey.
1896, Jan. 21	Somerville, William . . .	Newcastle-on-Tyne.
1884, Jan. 14	Statham, William Arnold .	12, King's Bench Walk, Temple.
1882, Jan. 16	Stephens, Pembroke S., Q.C. .	1, Plowden Buildings, Temple.
1886, May 3	Stevens, William Richard .	11, St. Thomas's Street, S.E.
1875, Jan. 4	Strutt, The Hon. Frederick	Milford House, Derby.
1896, Jan. 21	Stutfield, Alfred Robert Ogilvie.	The Bedford Estate Office, Bloomsbury, W.C.
1877, Dec. 10	Sutton, Henry	Farrar's Building, Temple.
1891, Nov. 4	Thomas, George James . .	London County Council, 40, Craven Street, W.C.
1880, Dec. 13	Thomas, Hubert	Watford, Herts.
1891, Mar. 14	Veasey, Thomas Frederick .	5, Copthall Buildings, E.C.
1885, May 18	Warren, Reginald Augustus.	99, Great Russell Street, W.C.
1876, Nov. 27	Webster, Sir Richd. Everard, K.C.M.G., Q.C., M.P. (*Associate of Council*)	2, Pump Court, Temple.
1884, May 26	Wells, Alfred Dodd . . .	Sinodun, Wallingford, Berks.
1886, May 17	Wheeler, Thomas Whittenbury, Q.C.	1, King's Bench Walk, Temple.
1876, Dec. 18	Will, John Shiress, Q.C. . .	Palace Chambers, 9, Bridge Street, S.W., and 2, Garden Court, Temple.
1875, May 15	Winckworth, Lewis . . .	31, Abingdon Street, S.W.
1870, Jan. 10	Wing, Thomas Twining . .	Upper Hale, Farnham, Surrey.
1890, Nov. 22	Wrightson, John	College of Agriculture, Downton, Wilts.

Total number of Associates, 84.

Colonial Fellows.

Dip. No.	Date of Election.		
3319	1898, Feb.	18	AIYAR, ANATHANDAPURAM VAITHCANATHA RAMACHANDRA . . — The Madras Public Works Depart[ment], Madras, India.
2622	1893, Oct.	4	ANDERSON, CHARLES WILGRESS — Government Land Department, George[town], Demerara, British Guiana.
3144	1896, Oct.	28	BATY, SEBERT CONRAD ELTON . — Victoria, Mahé, Seychelles, Mauritius.
2623	1893, Oct.	4	BOWEN, ERNEST FRANCIS SINDERBY . . . . . — Public Works Department, Barbados, [West] Indies.
3145	1896, Oct.	28	CLANCEY, JOHN CHARLES . . — 7, Grafton Square, Clapham Common, S.W.; Land Records and Agricultural Offices, [Rang]goon, Burma, India.
3146	1896, Oct.	28	COOPER, JOHN ASHLEY . . . — Surveyor's Office, Cooper's Hill, Castries, St. L[ucia], B.W.I.
2642	1894, Feb.	23	LIDDELL, WALTER COLIN . . — Kingston, Jamaica.
3056	1896, June	2	MCGAHAN, AMOS HARVEY . . — Gordon Town, P.O., Jamaica, W.I.
2643	1894, Feb.	23	MILLER, WILLIAM . . . . . — Nassau, Bahamas, West Indies.
3318	1898, Feb.	18	NISBET, JOHN . . . . . — Mandalay, Burma, India.
3169	1897, Feb	17	USHER, CHARLES RICHARD . . — Belize, British Honduras.

Total number of Colonial Fellows, 11.

Students.

Passed Preliminary Examination.		
1898	ALDERSON, ROWLAND WILLIAM .	Royal Agricultural College, Cirencester.
1898	ALLEN, FRED TREGARTHEN . .	6, Lawn Villas, Wisteria Road, Lewisham, S[E].
1898	AMOORE, CHARLES EDWARD . .	58, Gresham Road, Brixton, S.W.
1897	ARMSTRONG, JOHN WILLIAM WILSON,	Blacon, Stratford-on-Avon.
1897	AUBREY, WILLIAM BEAUCHAMP .	Grove House, Tunbridge Wells, Kent.
1897	BARTRAM, RONALD	Fern Lea, Kelross Road, Highbury, N.
1896	BAYES, JOHN GEORGE . . .	4, South Teraace, Farningham, Kent.
1898	BERRY, ALGERNON LAWRENCE .	Hillside, Kneesworth Road, Royston, Herts.
1897	BETTGER, HAROLD ALFRED .	21, Victoria Road, Kilburn, N.W.
1897	BINGHAM, WILLIAM RAPER . .	53, Jerningham Road, Hatcham, S.E.
1898	BOOTH, ERNEST WITTON . .	101, Queen Street, Morley, Leeds.
1895	BOWDEN, GEORGE	Woodbine House, Westhoughton, Lancs.
1898	BRADLEY, CECIL GUSTAV . .	103, Tettenhall Road, Wolverhampton.
1897	BRADSHAW, ARTHUR GEORGE .	7, Gage Street, Lancaster.

Passed Preliminary Examination.	STUDENTS.	
1898	Brent, Thomas	Fairlight, Shrewsbury Lane, Shooters Hill, Kent.
1897	Bridgewater, Clement Joseph Bentley	94, Portland Place, W.
1897	Brierley, Hugh Colley	Sledmere, York.
1897	Brindley, Herbert Westwood	85, Balsall Heath Road, Edgbaston, Birmingham.
1897	Broad, Sydney Lowther	6, Crowther Terrace, Upper Terrace Road, Bournemouth.
1898	Brooker, Hubert	Elinbank, Steyning, Sussex.
1898	Browne, Eustace Montague	Court House, Kingsthorpe, nr. Northampton.
1898	Bruton, Basil Vassar	4, Westwood Park, Forest Hill, S.E.
1898	Bruzaud, George Joseph	The Vicarage, Addleston, Surrey.
1898	Buckley, Alfred Eustace	South Field, Halifax, Yorkshire.
1898	Burman, William	Kiveton Park, near Sheffield.
1897	Butcher, Thomas Ewen	The Rowans, Beaconsfield Road, St. Albans, Herts.
1897	Cannell, Basil Charles Harman	Fernley, Newmarket Road, Norwich.
1896	Cargill, Campbell Featherston	The Red Cottage, St. Andrew's Square, Surbiton, Surrey.
1896	Carr, Herbert Francis	The Hollies, Waltham Abbey, Essex.
1895	Castle, Thomas Amelius Marriott	Maritime Customs, Shanghai, China.
1898	Caton, Thomas Linfield	82, Acre Lane, Brixton, S.W.
1897	Chattell, Arthur Paul	Camden Rise, Chislehurst, Kent.
1896	Chattell, Francis Lariot	Camden Rise, Chislehurst, Kent.
1898	Chilwell, Charles Vyvyan	6, Weymouth Street, W.
1897	Church, Geoffrey Redmore	2, Steeles Road, South Hampstead, N.W.
1898	Cobb, Robert	Mockbeggar, Higham, Rochester.
1897	Cole, George Harry	10, Fernshaw Road, Fulham, S.W.
1896	Constable, John	Ardle Lodge, Southfield, Wandsworth, S.W.
1896	Cook, Edward Arthur	Dennington Lodge, Framlingham, Suffolk.
1898	Cooke, Arthur George Stuart	Ashbourne, Derbyshire.
1897	Cooke, Frederick Noel	33, College Street, Leicester.
1897	Cope, Gerald Harwood	Broxton, Chester.
1896	Corlett, Lionel	429, Stanley Road, Bootle, Liverpool.
1898	Cotching, George Frederick	West Lodge, Horsham, Sussex.
1896	Cragg, George Edwin	Quarry Bank, Greenside, near Kendal.
1897	Cramphorn, Charles Hubert	8, Cambridge Terrace, Chatham, Kent.
1897	Croft, George Herbert	10, Sussex Square, Brighton, Sussex.
1895	Crowther, Cyril	Strawberry Hill, Haulgh, Bolton, Lancashire.
1897	Crump, Edward Harold	Denbeigh, Victoria Terrace, Cheltenham.
1897	Currey, Harold Wynne	55, Linden Gardens, W.
1896	Cutler, George	West Bank, Lewisham Hill, Blackheath, S.E.

Passed Preliminary Examination.	STUDENTS.	
1897	DANN, HENRY, JUN. . . .	Gwynant, Overcliffe, Gravesend, Kent.
1898	DANN, THOMAS	Gwynant, Overcliffe, Gravesend, Kent.
1896	DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Royal Agricultural College, Cirencester.
1898	DELLSCHAFT, ADOLPH HEINRICH	21, Drayton Park, Highbury, N.
1896	DENNIFORD, PERCY	Cotehele, Oxford Road, Teddington.
1898	DIXSON, WILLIAM JOHN . . .	Codicote Vicarage, Welwyn, Herts.
1898	DONNE, CYRIL HENRY . . .	Leek Wotton, Warwick.
1896	DRIVER, ARTHUR CHARLES . .	4, Whitehall, S.W.
1898	EARLE, JOHN WILFRID . . .	Allerton Tower, Woolton, Lancashire.
1898	EASTWOOD, CHARLES WILLIAM .	38, Yorkersgate, Malton, Yorks.
1897	EDWARDS, HAROLD EDGAR . .	29, Blantyre Street, Chelsea, S.W.
1898	ELGAR, CHARLES JOHN . . .	Crockshard, Wingham, Kent.
1897	ELLIS, RUPERT LUMLEY . .	29, Fleet Street, E.C.
1898	ETLINGER, HENRY	7, Leinster Street, Dublin.
1897	EVERED, HAROLD	6, Evelyn Mansions, Carlisle Place, Victoria Street, S.W.
1898	FLETCHER, FREDERIC . . .	Myddelton Lodge, Whetstone, N.
1897	FLEW, JOHN LEONARD HARRIS .	7, Cunliffe Villas, Manningham, Bradford.
1898	FOSTER, WALTER.	Armaside, Hampton Hill, Middlesex.
1898	FOX, WILLIAM	15, Holdenhurst Road, Bournemouth, Hants.
1898	FRENCH, CECIL GEORGE . . .	6, Bedford Terrace, Bedford Road, East Finchley, N.
1896	FREUER, WILLIAM SAMUEL . .	West Rudham, Swaffham, Norfolk.
1897	FROST, ALFRED CARDAIN . .	Sunnybank, Epsom Road, Morden, Surrey.
1898	GAIRDNER, KENNETH GRAEME .	24, West Hill, Highgate, N.
1897	GATE, HENRY ARTHUR ARMYTAGE	20, Mecklenburgh Square, W.C.
1897	GETTINGS, SYDNEY SALTER .	The Mount, Chester Road, Erdington, near Birmingham.
1898	GIMSON, ALLEN	22, Fitzroy Square, W.
1898	GLASIER, EDWARD BROUGHAM .	Edgecombe Hall, Wimbledon Park, S.W.
1895	GLEED, HERBERT ALEXANDER .	21, Flodden Road, Camberwell, S.E.
1898	GOFF, JAMES CAULFEILD . .	The Agricultural College, Aspatria, Carlisle.
1898	GOODBODY, FREDERIC ALLEN STURGE	35, Paradise Street, Birmingham.
1898	GOODMAN, ALFRED	4, Clapton Common, N.E.
1897	GOULD, HARMER	29, Woolvale, Forest Hill, S.E.

Passed Preliminary Examination.	STUDENTS.	
1895	GRAHAM, GEO. ERNEST HOWGRAVE	12, Willow Road, Hampstead, N.W.
1898	GURNEY, RONALD GEORGE . .	Brook Street, Aylesbury, Bucks.
1898	HALL, CLEMENT ARTHUR . .	36, Gordon Place, Kensington, W.
1898	HALL, JOHN SEBASTIAN . . .	604, Fulham Road, Fulham, W.
1897	HAMILTON, GERALD FRANCIS CHARLES	Greet Villa, Winchcomb, Gloucestershire.
1898	HARDING, GRAHAM	66, Cannon Street, E.C.
1897	HARLOW, WILLIAM WYATT RIDGWAY	Northwood House, Hanley, Staffordshire.
1898	HARRISON, CECIL PRYCE . .	Caerhowel, Montgomeryshire.
1898	HARRISON, ERNEST	"Westbrook," Bolton-le-Sands, nr. Carnforth, Lancashire.
1896	HASSETT, REGINALD CHARLES .	14, Dering Street, New Bond Street, W.
1896	HAWKINS, LANCELOT GOULDER .	Downham Market, Norfolk.
1896	HEATH, HENRY CUBITT . . .	Kingsbridge House, Westcombe Park, Blackheath, S.E.
1897	HENDERSON, HAROLD KENNETH HARCOURT	Woodleigh, Leigh Woods, near Bristol.
1898	HIDER, SYDNEY WILLIAM . .	80, Upper Tollington Park, N.
1898	HILL-WHITSON, ERIC CECIL .	14, Agnew Street, Lytham, Lancs.
1896	HILLIARD, HUGH NEVILLE . .	Writtle, Chelmsford, Essex.
1898	HINCHCLIFF, JOSEPH HENRY .	Commercial Road, Skelmanthorpe, nr. Huddersfied.
1896	HINCHSLIFF, EDWARD ROBERT .	23, Victoria Street, Crewe.
1898	HINDMARSH, MICHAEL ANSELM .	Cray View, Alnwick, Northumberland.
1896	HINKS, HENRY	23, Tavistock Road, Croydon.
1898	HODGE, ROBERT THOMAS . .	Kelvin, Cottenham Park, Wimbledon, Surrey.
1898	HOLMES, MONTAGUE PRICE . .	Clarendon House, 6, Maida Vale, W.
1897	HOOPER, ALFRED EGBERT . .	Laura Place, Andover, Hants.
1897	HOUGHTON, WILLIAM CHARLES .	41, Prospect Hill, Walthamstow, Essex.
1896	HOWLAND, GEORGE	Rushymead, Coleshill, Amersham, Bucks.
1898	HUDSON, CHARLES JAMES . .	Armley House, Bridlington Quay, Yorkshire.
1898	HUGHES, ALFRED COLIN . .	393, Moseley Road, Birmingham.
1896	HUMPHRY, MARTIN GEORGE . .	Toxton House, Royston, Cambs.
1898	HUNT, HARRY	71, Parliament Hill, N.W.
1898	HURLBUTT, PERCIVAL . . .	The College of Agriculture, Downton, Wilts.
1897	HUTCHINSON, CHARLES FREDERICK	Oak Tree House, Preston, near Hull.
1898	INGRAM, CECIL WALTER . . .	2, St. Andrew's Place, Lewes, Sussex.
1897	JENNER, EDWARD JAMES SLARK .	Stanley Villa, Henley-on-Thames.
1898	JOHNSON, FREDERICK . . .	London House, High Street, Erith, Kent.

Passed Preliminary Examination.	STUDENTS.	
1896	Johnston, Reginald	22, Avenue Road, Swindon.
1897	Jonas, Harold Driver . . .	Antingham Hall, North Walsham, Norfolk.
1898	Jones, Arthur Bayly . . .	6, Hatherley Road, Kew Gardens, Surrey.
1898	Kelleway, Herbert Davies .	24, Bateman Street, Cambridge.
1898	Kemp, Philip Reginald . .	11, Chapel Street, Preston, Lancs.
1896	Kincaid, Herbert Edward .	4, Ailesbury Road, Dublin.
1897	Kislingbury, Arthur Vernon .	Parkside, Hendon Lane, Finchley, N.
1898	Knibb, Frederick Charles .	34, Honeywell Road, Wandsworth Common, S.W.
1898	Knowles, George Potter . .	1, Pattenden Road, Catford, S.E.
1895	Laird, Ninian P.	Kirby Muxloe, near Leicester.
1896	Lampard, Sydney Martin . .	114, Clapton Common, N.
1897	Langridge, Walter Frederick	5, Lansdowne Road, Tunbridge Wells.
1897	Lanham, Lawrence	The Auction Mart, Basingstoke, Hants.
1897	Lemmoin-Cannon, Henry . .	252, Brixton Hill, S.W.
1897	Lewis, John	Worley Road, St. Alban's, Herts.
1898	Lisney, Harry	11, Sydenham Road, Sydenham, S.E.
1898	Living, Charles, Jun. . . .	125, Broadway, Plaistow, E.
1898	Longley, Robert James . .	13, Clarendon Place, Leeds, Yorkshire.
1896	Lumley, Edward Adrian . .	22, St. James's Street, S.W.
1897	Lumley, Frederick Robert .	Testbourne House, Totton, Hants.
1897	Mackintosh, William Smith .	The Old Manor House, Fordingbridge, Hants.
1897	Mager, Sydney	28, Carleton Road, Tufnell Park, N.
1895	Marcus, William Mortimer .	20, Strathblaine Road, New Wandsworth, S.W.
1896	Marshall, George Ernest .	The Poplars, Handsworth, near Sheffield.
1897	Martin, Cecil Valentine Watson	55, Westgate, Wakefield.
1896	Martin, John Pattinson . .	The Grove, Tring, Herts.
1898	May, Philip John	25, Compton Avenue, Brighton, Sussex.
1897	Meaby, Thomas James . . .	Canford, Wimborne.
1896	Meacher, Edward Ernest . .	12, Marriott Road, Barnet, Herts.
1898	Mercer, Thomas James . .	15, Warwick Row, Coventry, Warwickshire.
1897	Michell, Henry Lingwood .	10, Rigault Road, Fulham Park, S.W.
1898	Mitchell, Herbert Arthur .	105, Western Road, Brighton, Sussex.
1894	Molyneux, Frank Eustace .	The Elms, St. Peter's Road, South Croydon.
1898	Monson, Charles Evelyn John	The Avenue, London Road, Newark-on-Trent.
1897	Morle, Denzil Adair . . .	102, Jermyn Street, S.W.
1898	Moss, Charles Percy . . .	58, Ashley Road, Crouch Hill, N.
1897	Newsome, Samuel Henry . .	High House, Alvechurch, Worcestershire.

Passed Preliminary Examination.	STUDENTS.	
1898	Oaten, Alfred Edward . .	Glenthorpe, Fairfield Road, Montpelier, Bristol.
1897	Paget, Algernon Berkeley .	20, Lexham Gardens, W.
1896	Pearce, Francis Arthur . .	78, Blenheim Gardens, Willesden Green, N.W.
1896	Pease, Charles Edward . .	Lancaster Lodge, Lauriston Road, Wimbledon, S.W.
1898	Perks, Hugh Earl	2, St. Paul's Square, Bedford.
1897	Pierson, Guy Kenyon . . .	Woodlands Road, Altrincham, Cheshire.
1897	Pinson, Gilbert	Lynton House, High Street, Solihull, Warwickshire.
1896	Porter, Sidney Laurance . .	27, Belsize Square, Hampstead, N.W.
1896	Potter, Shirley Herbert . .	1, Wyndham Road, Edgbaston, Birmingham.
1898	Pottier, George Louis . .	2, St. George's Villas, Whipp's Cross, Walthamstow, N.E.
1897	Pratt, Frank Percy . . .	97, Gresham Street, E.C.
1897	Quartly, Henry Robert . .	32, Victoria Street, Maidstone, Kent.
1896	Ransom, Thomas Reginald . .	Dunkeld, 59, Ritherdon Road, Upper Tooting, S.W.
1898	Rawlins, Charles Edward .	13, Grove Park, Liverpool.
1896	Redfern, Charles Frederick .	Elleray, Northfield, Worcestershire.
1896	Reed, Richard George Gordon	Glendevon, Addiscombe Road, Croydon.
1895	Reeve, Douglas William . .	St. Moritz, Mulgrave Road, Sutton, Surrey.
1897	Rendell, Harry Symons . .	Forde View, Newton Abbot, Devon.
1896	Rendell, John	Forde View, Torquay Road, Newton Abbott, Devon.
1898	Richardson, Harold Thomas .	52, Southbrook Road, Lee, S.E.
1896	Riddett, Maurice Charles .	Highclere, Ryde, Isle of Wight.
1898	Riddle, Henry Hubert . .	139, Trinity Road, Tooting, S.W.
1897	Robbins, Walter Francis .	Crockshard, Wingham, Kent.
1898	Rowe, Gilbert Charles . .	Beechwood, Langley Park Road, Sutton.
1897	Rutter, Arthur Lionel . .	63, Sidney Street, Cambridge.
1897	Rutley, Arthur Dennett .	Birchwood, Caterham Valley, Surrey.
1893	Sanday, William Henry . .	Blackwell Hall, Chesham.
1896	Sandell, Stanley Luman . .	Belcaire, 77, Widmore Road, Bromley, Kent.
1897	Schofield, Peter	10, Dan Lane, Atherton, Lancashire.
1896	Searle, Sydney	4, Worthing Road, Horsham.
1897	Sharpe, Edwin	33, College Street, Leicester.
1898	Shaw, Willoughby John . .	The Yorkshire College, Leeds.
1895	Sheldon, Harold	Town Hall Chambers, Middlewich.
1898	Shone, Leighton Edward . .	Woodhouses, Whitchurch, Salop.

Passed Preliminary Examination.	STUDENTS.	
1897	Simpson, George Suart . .	8, Park Hill, Richmond, Surrey.
1898	Simpson, John Henry . . .	Middleston Stoney, Bicester, Oxon.
1898	Slipper, Walter John . . .	16, Duke's Street, Chelmsford, Essex.
1898	Smith, Cyril Herbert . . .	Buckhill, Calne, Wilts.
1896	Smith, John Ambrose . . .	The Dale, Tatton Park, Knutsford, Cheshire.
1898	Smith, Quentin Cullen . .	7, Grosvenor Gardens, Muswell Hill, N.
1898	Soper, Harold	43, Buckingham Place, Brighton.
1898	Spalding, Frank Ewart . .	3, Lyndhurst Road, Hampstead, N.W.
1898	Stanley, Percy Abel . . .	Newton Road, Burton-on-Trent, Staffordshire.
1897	Stead, Edward John . . .	82, Derby Street, Moss Side, near Manchester.
1897	Stedman, Charles Frederick	Grantley Villa, Cranleigh, Surrey.
1896	Stone, George Frederick . .	Surveyor's Office, Town Hall, Eastbourne, Sussex
1898	Strudwick, Frank Edward .	41, Park Road, Bromley, Kent.
1898	Sweetman, Gerald Drysdale.	Windsor House. 13, St. Thomas' Street, Ryde, Isle of Wight.
1896	Tait, Frank Vincent . . .	31, Pepper Street, Chester.
1897	Tannahill, Arthur Walter Alfred Claude	Firsleigh, Alexandra Road, North Finchley, N.
1897	Tanner, Rudolph	29, Pelham Place, South Kensington, S.W.
1897	Taylor, William Henry .	Nuttall, Nottingham.
1896	Terry, Frank Treacher . .	8, Hopton Road, Streatham, S.W.
1898	Tilley, Henry John . . .	Barnhouse, Watlington, Oxon.
1896	Timbrell, Alan	52, Beechhill Road, Sheffield.
1898	Tonson-Rye, John Reginald .	The Agricultural College, Aspatria, Carlisle.
1898	Tredinnick, Ernest Davey .	The Gardens, Lydbury North, Shropshire.
1898	Turner, Jabez Tennyson . .	108, Greenwood Road, Dalston, N.E.
1897	Turner, Vincent	Borough Surveyor's Office, Town Hall, Wolverhampton.
1896	Tyack, Arthur Henry . . .	88, Mosley Street, Manchester.
1898	Vale, Robert Parsons . . .	14, Rupert Street, Wolverhampton.
1898	Vince, Clement Harwood . .	The Tower House, Halton, near Lancaster.
1897	Wacher, Thomas Blake .	Royal Agricultural College, Cirencester.
1898	Wadham, Gerald Douglas. .	Millwood, Dalton-in-Furness, Lancashire.
1898	Walker, Gilbert Russell. .	The Chestnuts, Long Ashton, Somerset.
1898	Walton, Leon Maitland . .	Ingleside, Manor Way, Bexley, Kent.
1896	Waring, Holt	Waringstown, Co. Down.
1897	Watson, Peryn	New Grove, Petworth, Sussex.
1895	Weall, John Graham . . .	Rutland Lodge, Watford, Herts.
1897	Webb, Edward Murton . .	School House, The Close, Norwich.

Passed Preliminary Examination.	STUDENTS.	
1897	Weekes, Cyril Swaffer . .	25, Mount Sion, Tunbridge Wells, Kent.
1897	Welsh, Hugh	Dovenby, Cockermouth, Cumberland.
1898	Weston, William Henry James	Gloucester House, Ashford, Middlesex.
1896	Westwood, Percy James . .	26, High Street, Grays, Essex.
1897	Wheeler, Frank Cornelius .	4, Frederick's Place, Old Jewry, E.C.
1898	Wheeler, Francis West . .	189, Fulham Road, S.W.
1897	Whiteley, Cyprian Charles Oswald	44, Ellison Road, Streatham Common, S.W.
1897	Widdicombe, Charles Edwin	The Avenue, Cambridge.
1897	Wigley, Sidney Prudden .	Winslow, Bucks.
1896	Wilkins, William Fawcett .	29, Thurleigh Road, Balham, S.W.
1896	Williams, Arthur Codrington	The Abbey House, Witchampton, Wimborne, Dorset.
1897	Williams, Hanbury . . .	48, Prince of Wales Road, Norwich.
1898	Wilson, Lancelot Elce . .	29, Broadgate, Lincoln.
1898	Wiltshire, Walter Alfred .	Fairfield, Reigate, Surrey.
1897	Winship, Joseph	Regent Street, Cambridge.
1897	Withycombe, John Gidley .	Stanhope Road, St. Albans, Herts.
1895	Woods, Hy. Edward Anzani .	Lancaster Lodge, Sidcup, Kent.
1898	Wragg, Leonard	Loxley, near Sheffield
1897	Wright, Thomas Henry . .	28B, Albemarle Street, Piccadilly, W.
1895	Wyatt, Herbert Guy Buckell	10, West Pallant, Chichester, Sussex.
1898	Wynne, George Llewellyn .	Woodlawn, Killarney, Ireland.
1897	Young, James Dawbarn . .	Woodlands, North Hill, Highgate, N.
1898	Young, Kenneth James . .	167, Brixton Road, S.W.

Total number of Students, 247.

SUMMARY.

Honorary Members	16
Fellows	1,830
Professional Associates	598
Associates	84
Colonial Fellows	11
Students	247
Total . . .	2,786

Note.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

1893 Abrams, Benjamin Percy.
1888 Adkin, Benaiah Whitley (*Special Sanitary Science Certificate*, 1893).
1897 *Allen, Percy.
1893 Amos, Frank (*Crawter Prize*, 1893).
1892 Anscombe, Ernest.
1895 Aris, John Whitton.
1894 Arnott, John.
1897 *Ashenden, Leonard Thomas.
1887 Austin, Richard, Jun.
1891 *Aylen, Cecil Hugh.

1895 Bailey, Lewis Hewitt.
1891 Ball, William Alfred.
1893 Bancroft, Frederick Herbert.
1898 *Banks, Frederick Stuart Angus (*Penfold Gold Medal*, 1898).
1895 *Bannister, Tom Harrison Caffyn.
1898 *Barker, Geoffry Lionel.
1891 Barnes, George Frederick.
1893 Beadel, Frederick Maurice.
1889 Beard, Edwin Thomas.
1884 Bedells, Charles Herbert.
1895 Belcher, Edward John.
1896 Bell, Herbert Owen.
1893 Bellingham, Archibald Turner.
1888 Benson, Robert Alan (*Bracketted Special Prize*, 1884).
1897 *Bentley, Harold Edwin.
1893 Beven, Septimus.
1894 Bidwell, John Evans.
1898 *Bidwell, Philip Shelford.
1894 Birch, Richard Elwyn.
1889 Birch, Walter de Hoghton.
1893 Blackbourn, Henry.
1898 *Blackshaw, Charles.
1898 Blake, Edwin Holmes.
1898 *Blount, Edward.
1898 *Blunt, Montague Cecil.
1893 Body, Arthur.
1895 Booth, Gilbert William.
1891 Boulting, Frederick Edward.
1892 Brackett, Frederick Henry.
1895 Bradley, James William.
1895 Bradshaw, Harry Greaves.
1893 Brady, Ralph Hollinshed.
1895 Breeds, Arthur Owen.
1898 *Brighton, George Lawrence.
1894 Brinkworth, Robert Edwin.
1897 *Brinsley, Herbert George William.
1896 Brooks, John McMullen.
1896 *Brooks, Philip Fuller.
1893 Brown, Alexander Burnett.
1893 Brown, Arthur Macdonald (*Driver Prize*, 1889).
1894 Brown, George Turville.
1887 Buckland, Alfred Virgoe.

* *Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.*

Members of the Institution who have Passed the Fellowship Examination.—continued.

1893 Buckland, Sidney Crawford.
1887 Burrows, Alfred John.
1896 Burton, Amos, Jun.
1891 Bushell, Henry.

1896 Campbell, Hugh Bruce.
1898 *Carnell, Sydney George.
1898 *Carpmael, Harold.
1895 *Carr, Thomas Edmund.
1898 *Cartwright, Alfred Stott.
1892 Castle, Harold.
1898 *Chamberlain, George Arthur Raddon.
1895 Chambers, Theodore Gervase (*Penfold Gold Medal*, 1895).
1898 Clarkson, William.
1894 Coales, Herbert George.
1893 Cobham, George William (*Special Prize*, 1890; *Crawter Prize* 1890).
1898 *Collins, Horace.
1895 Cooper, Alfred William.
1894 Cope, Henry James.
1892 Corderoy, Athelstane.
1897 *Cox, Walter Theodore.
1893 Crier, John Thomas.
1895 Cross, Arnold Charles Martin.
1898 *Crowther, Keston Nelson.

1897 *Daniel, Henry Wilkinson.
1890 Darch, John.
1892 Davey, Henry Thomas.
1895 Davies, Cyril Froodvale (*Crawter Prize*, 1895).
1894 Davies, David Thomas.
1886 Day, William, Jun.
1893 Debenham, Frank Bridgewater.
1894 *Debenham, Frederic Kersey.
1893 Debenham, Horace Bentley.
1890 Dendy, William Cooper (*Special Prize*, 1889).
1898 *Denton, William.
1885 Dickson, Thomas Arthur.
1896 Dinwiddy, Donald.
1891 Done, John James (*Driver Prize*, 1887).
1888 Drew, Henry Alban.
1892 Dudley, Edgar.

1891 Eagland, William Francis.
1895 Eason, Edward William (*Institution Prize*, 1893).
1897 *Easter, William.
1894 Edmonds, John.
1896 Egginton, Denys.
1895 Ellis, Albert Edward.
1889 Ellis, Francis, Jun.
1890 Ellis, Herbert Moates.
1890 Ellis, Ralph Staples.
1898 *Eve, Charles Gerald (*Bracketted Crawter Prize*, 1898).
1887 Eve, Herbert Trustram.
1895 Eves, Francis George Bertram.
1890 Eves, William Lionel.

1898 *Farmer, Hugh Cecil.
1895 Fenn, Andrew Thomas Cranage.
1895 Fields-Clarke, George Thomas.
1894 Finn, Fred.
1894 Finn, Herbert Archibald (*Special Prize*, 1891).
1894 Fitt, Harry Charles.
1897 Fletcher, Herbert Phillips.
1895 Ford, Solomon.
1897 *Foster, Edward Charles.
1890 Foster, Frank (*Special Sanitary Science Certificate*, 1892).
1894 Foster, James Herbert Furmedge.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1893 Franklin, Benjamin Belgrove.
1897 Fraser, Thomas Smellie.
1894 Fraser, William.
1888 Furber, Percy Normam.
1898 *Furmedge, John Harris.

1894 Gardner, Gilbert.
1897 *Garner, John Stanley.
1892 *Garrard, Arthur Norman.
1895 German, George, Jun. (*Driver Prize*, 1892).
1887 Gibb, William Pashley.
1892 Giddy, Osman Horton.
1898 *Glover, Henry Alexander.
1893 Goddard, Alexander.
1897 Goulding, Arthur.
1892 Green, Alexander Ernest.
1897 Green, Edmund Horace.
1897 Green, Frederick Algernon (*Penfold Gold Medal*, 1897).
1896 Gregson, George Ernest.
1898 *Grierson, John Nicholson.
1896 Griffin, Alfred.
1892 Grogan, Hedworth Herbert.
1892 Grover, Arthur.
1895 *Grover, Philip Gordon.

1891 Hadley, Frank.
1894 Haigh, Thomas Frederick.
1897 Hall, John Herbert.
1891 Hall, William Timothy (*Institution Prize*, 1894).
1894 Hampton, George Frederick William.
1888 Hansell, Reginald Goddard (*Special Sanitary Science Certificate*, 1893).
1897 Harrison, Charles.
1896 *Harrison, Geo. John Robertson.
1890 Haslam, Dryland. Jun.
1886 Hasluck, Lancelot Gerald.
1892 Hayward, Frederick George.
1891 Head, John George (*Crawter Prize*, 1891).
1897 Heasler, Holland Charles.
1896 Hern, Samuel.
1895 Heward, Ernest James.
1891 Higgins, George.
1889 Hodge, Leonard Percival.
1895 Holiday, Percy Cave.
1897 Hollis, Walter Dawson.
1897 Homan, Hubert Franklin.
1896 Hood, Walter Richard.
1895 Hooper, Cecil Henry.
1897 *Hooper, Edgar Wilfred.
1883 Horne, William Edgar.

1897 Isted, Samuel Eveland.

1897 *Jarmain, William.
1895 *Jarman, Frank Wilmott.
1894 Jeffree, Sydney.
1897 Jenkin, Arthur Pearse.
1895 Jenkinson, John.
1898 *Jenkinson, William Eric Leigh.
1897 Jenner, William.
1894 Johnson, Bernard Marr.
1884 Johnson, Henry.
1894 Johnston, Walter Henry.
1889 Jonas, Harry Marshall (*Institution Prize*, 1887).
1898 *Jones, Ernest Joel.
1890 Jones, Frederick Herbert.
1886 Jones, Henry Arthur (*Special Sanitary Science Certificate*, 1892).

1892 Kemp-Smith, James Frederick.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1888 King, Alfred.
1897 *Kingsford, Percy Hamilton.
1896 *Knight, George Edward.

1897 *Lake, Cuthbert Joseph.
1896 Lakin-Smith, Ernest.
1889 Lambert, Godfrey Charles.
1898 *Lamprill, William Thomas.
1895 *Lancaster, John Roy.
1893 *Lawley, Frederick William.
1893 Leaning, Henry John.
1895 Leaning, William Arthur
1894 Leather, George Herbert.
1897 *Lee, Edward Ernest Arthur.
1893 Lee, John Wilfrid.
1895 Leeder, Ernest Holtham.
1895 Longsdon, Ernest Morewood.
1897 Lucas, John Archibald.

1895 McCarthy, Henry Robert.
1895 MacNicoll, Douglas Henry.
1891 Mann, Robert Bagshaw.
1897 Martin, Alfred John.
1895 Martin, Heber Gambling (*Institution Prize*, 1888).
1895 Martin, Samuel.
1892 Martin, Thomas (*Special Forestry Certificate*, 1893).
1888 Massie, Frank.
1895 Mathews, Louis Osler.
1889 Maxwell, Francis William.
1893 Mellenfield, James Henry.
1890 *Melrose, Frank (*Special Sanitary Science Certificate*, 1893).
1897 Mercer, Charles Edward.
1892 Merry, Arthur Walker (*Institution Prize*, 1890).
1894 Messenger, Henry.
1884 Michelmore, Alfred (*Special Forestry Certificate*, 1890).
1896 Miller, John Ezra.
1892 Mitchell, George Sharman.
1884 Mixer, Edward.
1885 Moore, Harold Edward.
1894 Morris, Richard Percival.
1891 Mould, Graham Harley.
1892 Muller, John Joseph.

1894 Newman, Samuel Frank.
1898 *Newton, Edwin Bennett Brierley.
1895 *Nockolds, Martin Charles Hubert.
1895 *Norman, James Noel.
1883 North, George Frederic.
1897 Nuttall, Herbert.

1894 Oakley, Christopher Percival.
1891 Oakley, John Hubert.
1892 Ogden, Michael Guy.
1898 *Osenton, Charles.
1892 Osenton, George, Jun.

1896 Page, Stanley Hatch.
1895 Pain, George Lloyd.
1885 Pain, James.
1892 Palamountain, Joseph Wm.
1891 Parris, Charles John.
1896 Parry, Joseph William.
1887 Parry, Richard.
1894 Partridge, Edward John (*Driver Prize*, 1890; *Penfold Gold Medal*, 1894, *and Crawter Prize*, 1894).
1898 *Patch, Shirley Hutchins.
1886 Paull, Alan.
1897 Pearce, Fred. W.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1898 *Pearse, Octavius Burroughes.
1896 Pearson, Harry John.
1895 Pearson, Howard.
1898 *Peebles, Philip.
1891 Perkins, Walter Frank (*Special Prize*, 1886).
1884 Peto, James Winder.
1897 Phillips, William.
1885 Pilditch, Philip Edward (*Special Sanitary Science Certificate*, 1890).
1897 Pinney, Frederick Wyldbore Digby.
1894 Potter, Herbert George.
1895 *Powell, Charles Reginald Evernden.
1896 Prall, Herbert Alexander.
1895 Prall, Herbert Edward.
1892 Preston, Samuel David.
1898 *Price, Capel Hereward.
1894 Price, Richard Arnold.
1896 *Pritchard, Herbert Alfred.
1891 Punchard, Frederick Burt.
1895 Purvis, Charles James.

1896 Raffety, Herbert William (*Special Prize*, 1892).
1897 Reffell, Charles Arthur.
1896 Renton, George.
1898 *Richardson, James, Jun.
1892 Richardson, Oliver Archer (*Crawter Prize*, 1892).
1894 Robins, Philip Seymour.
1893 Robinson, Henry Herbert.
1898 *Robinson, Theodore Richard.
1897 Rogers, Horace Mordaunt.
1884 Rolleston, William Gustavus Stanhope (*Institution Prize*, 1883).
1894 Roney-Dougal, John Dougal.
1887 Roods, Alfred (*Driver Prize*, 1886).
1898 *Rook, Joseph Taylor.
1889 Rundle, Edward Collins.
1898 *Russell, Cecil Herbert.

1889 Sadler, George William, Jun.
1896 *Sandford, Charles Sidney.
1891 Saunders, Charles Herbert.
1892 Savill, Edwin.
1894 Scruby, William Thomas.
1897 Sexton, George Alexander.
1898 *Shearburn, Harry.
1883 Silcock, Thomas Ball
1898 *Skingle, Alfred Charles.
1897 Skipper, Henry Herbert.
1898 *Skrimshire, Samuel.
1892 Slater, Charles Frederick.
1898 *Sly, Joseph Townson.
1897 *Smith, Charles Gordon.
1895 Smith, Frank Braybrooke.
1889 Smith, Frank William (*Driver Prize*, 1888).
1884 Smith, William.
1896 Sowels, William Clowes.
1898 *Standen, Arthur Carnegie.
1894 Stapledon, Ernest Allen.
1898 *Strouts, Lewis Herbert.
1898 *Swanwick, Bruce.

1896 Tallent, Edwin James.
1897 *Tate, Joseph George.
1895 Taylor, Harry William.
1894 Tee, Samuel Clifford.
1894 Temple, Frederick Wilson.
1898 *Theakston, William Pease (*Bracketted Crawter Prize*, 1898).
1898 Theobald, John Meadows.
1896 *Thompson, Roland O'Brien.
1895 Thring, Douglas Theodore.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1887 TIFFEN, JOHN HENRY (*Institution Prize*, 1885).
1893 TORY, JOHN EDWARD, JUN.
1898 *TOWNEND, WILLIAM.
1885 TREADWELL, HENRY JOHN (*Driver Prize*, 1883).
1893 TUCKETT, PERCIVAL FOX.
1893 TYLER, JAMES WILLIAM.

1883 VERNON, ARTHUR.
1898 *VINTEN, HAROLD BERTRAM.

1892 WALKER, JOSEPH ARTHUR.
1897 *WALKER, WILLIAM SELVES (*Crawter Prize*, 1897).
1897 WALLIS, JOHN DAVID.
1895 WATSON, JAMES BRUCE.
1896 *WATSON, HERBERT JOHN (*Institution Prize*, 1895).
1894 WATSON, JOHN, JUN.
1892 WEBSTER, HUGH CALTHROP.
1895 WELLS, WILLIAM HENRY.
1895 WEST, CHARLES HENRY EDWARD
1898 *WHEATLEY, STEPHEN GLADSTANE.
1897 WHEELER, JOHN HENRY WEST.
1897 WHITAKER, ERNEST VICTOR.
1896 WHITTAKER, JOHN DRONSFIELD (*Penfold Silver Medal*, 1894; *Driver Prize*, 1894; *Penfold Gold Medal*, 1896; *Crawter Prize*, 1896).
1897 *WHITTON, PERCY.
1896 *WILDE, ALGERNON SIDNEY.
1896 WILLIAMS, HENRY CUTHBERT.
1894 WILLIS, EDWARD.
1898 *WILSON, LAWRENCE RICHARD.
1891 WOOD, CHARLES BRUCE.
1896 *WOOD, LESLIE STUART.
1898 *WOOF, ROBERT STEPHENSON.
1895 WOODS, ARTHUR GEORGE.
1895 WYLES, JOHN WALTER.

1892 YOUNG, HARRY AUSTIN LINDSAY.

Members of the Institution who have Passed the Professional Associateship Examination.†

1891 Abrams, Benjamin Percy.
1894 Adams, Gerald Jas. Frederick.
1895 Adams, Herbert.
1897 Addie, John Heathcote.
1896 Addiscott, Henry Hugh.
1887 Adkin, Benaiah Whitley.
1893 Allen, John Parnell.
1895 Allen, Percy.
1896 Ambler, Sydney Wood.
1892 Amos, Frank.
1895 Anderson, Thomas John.
1896 Andrews, Stephen Hampton.
1887 Anscombe, Ernest.
1897 Appleby, Frank Sefton.
1890 Armytage, Francis Reginald.
1896 Arno, Samuel.
1885 Arnott, John (*Special Prize*, 1885).
1894 Aris, John Whitton.
1896 Ashenden, Leonard Thomas.
1889 Assiter, Harry G. (*Special Sanitary Science Certificate*, 1892).
1894 Astley, Reginald Basil.
1887 Austin, Richard, Jun.
1890 Aylen, Cecil Hugh.

1897 Baddeley, Bernard Beresford.
1893 Bailey, Louis Hewitt.
1885 Baker, Cecil Cautley.
1888 Ball, James Benjamin.
1889 Ball, William Alfred.
1890 Bancroft, Frederick Herbert.
1895 Banks, Frederick Stuart Angus.
1893 Bannister, Tom Harrison Caffyn.
1890 Barclay, Thomas.
1892 Barker, Geoffry Lionel.
1889 Barnes, George Frederick.
1884 Barratt, Harry.
1887 Bateman, Arthur Charles.
1896 Beach, Archibald William Hicks.
1890 Beadel, Maurice Frederick.
1885 Beard, Edwin Thomas.
1891 Beasley, John Arthur Llewellyn (*Driver Prize*, 1891).
1883 Bedells, Charles Herbert.
1894 Beken, Grorge, Jun.
1888 Belcher, Edward John.
1894 Bell, Herbert Owen.
1889 Bellingham, Archibald Turner.
1897 Benson, Francis Rion.
1884 Benson, Robert Alan.
1895 Bentley, Harold Edwin.
1892 Beven, Septimus.
1897 Bickford, Joseph Grant (*Special Prize*, 1897).
1893 Bidwell, John Evans.
1895 Bidwell, Philip Shelford.
1897 Bigg, Lionel Thursfield.
1895 Birch, Francis Julian Laurence.
1893 Birch, Richard Elwyn.
1884 Birch, Walter de Hoghton.

† *This list does not include the names of those who have passed the Examination but have not yet joined the Institution.*

Members who have Passed the Professional Associateship Examination—continued.

1897 Bird, John Bowyer.
1886 Birkett, Tom.
1897 Blackshaw, Charles.
1897 Blake, Edwin Holmes.
1894 Blount, Edward.
1885 Blundell, Harry.
1896 Blunt, Montague Cecil.
1896 Boden, Maurice.
1893 Bodger, Percy Morris.
1890 Body, Arthur.
1895 Boord, Walter Bertram.
1887 Booth, Gilbert William.
1896 Bösher, Victor Evans.
1890 Boulting, Frederick Edward.
1886 Bousfield, Edwin Vaughan Davenport.
1891 Bowden, Ernest Newton.
1897 Bowden, Harry.
1891 Bowden, John Friendship (*Institution Prize*, 1891).
1888 Bower, Arthur Wentworth Chivers.
1890 Brackett, Frederick Henry.
1897 Brackett, William Newbegin.
1894 Bradley, James William.
1896 Bradshaw, Arthur Stanley.
1893 Bradshaw, Harry Greaves.
1895 Bradwell, Gervase Hubbart.
1888 Brady, Ralph Hollinshed.
1888 Brevetor, Thomas, Jun.
1889 Bridgford, Leo Appleton.
1886 Briggs, John.
1896 Brighton, George Lawrence.
1894 Brinsley, Herbert George William.
1892 Brinkworth, Robert Edwin.
1895 Brooks, John McMullen.
1895 Brooks, Philip Fuller.
1891 Brown, Alexander Burnett.
1889 Brown, Arthur Macdonald.
1896 Brown, Frederick.
1892 Brown, George Turville.
1887 Brown, William Edward.
1893 Brown, William Lobin Trant.
1894 Bruce, Alexander David.
1885 Buckland, Alfred Virgoe.
1891 Buckland, Sidney Crawford.
1888 Bulbeck, George.
1892 Burder, Reginald Edward Campbell.
1897 Burgess, Henry Herbert Philip.
1886 Burrows, Alfred John.
1897 Burrows, Frank Herbert.
1895 Burton, Amos.
1887 Bushell, Henry.
1887 Buss, Fleetwood George William.
1894 Butler, Albert Ernest.
1897 Butler, Charles.
1895 Butler, Richard Pierce.

1894 Cambridge, William James.
1886 Campbell, Colin.
1895 Campbell, Hugh Bruce.
1891 Carr, Thomas Edmund.
1894 Carnell, Sydney George.
1897 Carpmael, Harold.
1887 Carter, Alfred Presley.
1895 Cartwright, Alfred Stott.
1897 Cassin, Charles Langa.
1891 Castle, Harold.
1896 Cathcart, Archibald Hamilton.
1894 Chambers, Theodore Gervase.
1893 Champion, George Ernest.
1888 Chalcraft, Henry Terrell.
1896 Chamberlain, Arthur George Raddon.
1895 Chart, Christopher.
1888 Cheney, Edwin John.
1892 Child, Charles.

Members who have Passed the Professional Associateship Examination—continued.

1888 Child, Edmund Herbert.
1897 Chipp, George.
1897 Clarke, Charles Wentworth.
1897 Clarkson, William.
1885 Coales, Herbert George.
1897 Cobbe, Henry Alexander.
1890 Cobham, George William.
1889 Colbourn, Henry James (*Special Forestry Certificate*, 1890).
1887 Collingham, J. Cyril Lees.
1896 Collins, Horace.
1885 Collins, Marcus E.
1888 Collyer, Daniel William.
1897 Cooke, Frederick Roper.
1892 Cooke, Lionel.
1893 Cooper, Alfred William.
1890 Cope, Henry James.
1891 Corderoy, Athelstane.
1895 Corfield, Thomas.
1896 Cory, Edward John.
1897 Councell, Thomas James.
1894 Cowell, Herbert Lee.
1896 Cowell, Wilfred Lee.
1896 Cowin, Norris Tynwald.
1895 Cowper, William Shapland.
1893 Cox, Reginald John.
1896 Cox, Walter Theodore.
1883 Crawter, John, Jun.
1894 Cregeen, Hugh Stowell, Jun.
1897 Creswell, William Thomas.
1891 Crier, John Thomas.
1897 Cronk, Charles Tylee.
1894 Crosier, Charles.
1886 Crosland, Walter.
1891 Cross, Arnold Charles Martin.
1888 Crouch, James Leonard.
1895 Crowther, Keston Nelson.
1896 Crozier, George Francis.
1897 Cushen, Charles Osmon.

1897 Dadd, Charles John Thomas.
1896 Dafforn, George Bertie.
1897 Dangerfield, Thomas Samuel.
1896 Daniel, Henry Wilkinson (*Institution Prize*, 1896).
1893 Darbishire, Harry Vernon.
1889 Darch, John.
1888 Davey, Henry Thomas.
1893 David, George Willoughby.
1897 Davidson, Richard Bruce.
1893 Davies, Cyril Froodvale.
1892 Davies, David Thomas.
1891 Davis, Neville Brookes.
1896 Davis, William Henry Harold.
1883 Day, William, Jun.
1892 Debenham, Frank Bridgewater.
1893 Debenham, Frederic Kersey.
1891 Debenham, Horace Bentley.
1893 Delamare, Frank.
1889 Dendy, William Cooper (*Special Prize*, 1889).
1897 Denton, William.
1884 Dickson, Thomas Arthur.
1894 Dinwiddy, Donald.
1888 Dixon, Francis Edward (*Special Prize*, 1888).
1887 Done, John James.
1897 Douglas, Bernard Moxon.
1896 Draper, Edwin Maxwell.
1886 Drew, Henry Alban.
1895 Drew, Walter Hubert.
1892 Druce, Edric.
1889 Dudley, Edgar.
1884 Dunning, Bernard Simon.

1888 Eagland, William Francis.
1893 Eason, Edward William.
1886 Easter, William (*Driver Prize*, 1896; *Penfold Silver Medal*, 1896).

Members who have Passed the Professional Associateship Examination—continued.

1893 Easton, Walter John (*Driver Prize*, 1893).
1893 Edmonds, John.
1895 Eggington, Denys.
1893 Elgar, Walter Robinson.
1890 Elgood, Frank Minshull.
1892 Ellis, Albert Edward.
1897 Ellis, Alfred Cave.
1890 Ellis, Francis, Jun.
1888 Ellis, Herbert Moates.
1896 Ellis, Louis Boissevain.
1887 Ellis, Ralph Staples.
1896 Elphick, George Pelham.
1895 Evans, Ernest Sydney.
1895 Evans, Percival Baker.
1894 Eve, Charles Gerald.
1887 Eve, Herbert Trustram.
1892 Evered, Gilliebrand Edwin.
1892 Everett, Arthur Sherman.
1894 Everington, John.
1894 Eves, Francis George Bertram.
1888 Eves, William Lionel.

1894 Fagg, Edwin William.
1896 Fair, Arthur Edward.
1895 Farmer, Hugh Cecil.
1897 Farnham, William Augustus.
1894 Finch, Clement Robert.
1892 Finn, Fred.
1891 Finn, Herbert Archibald.
1896 Fisher, Robert.
1893 Fitt, Harry Charles.
1895 Fleetwood, George Spalding.
1893 Fletcher, Herbert Phillips.
1892 Flight, Alfred.
1892 Ford, Solomon.
1890 Forrest, William.
1889 Forster, Walter Hill.
1895 Foster, Edward Charles.
1888 Foster, Frank.
1895 Foster, Harry Masterton.
1892 Foster, James Herbert Furmedge.
1892 Fox, Charles Edward.
1894 Fox, Frederick Russell.
1891 Franklin, Benjamin Belgrove.
1895 Fraser, Thomas Smellie.
1890 Fraser, William.
1895 Funnell, Horace Frederick.
1887 Furber, Percy Norman.
1897 Furmedge, John Harris.

1896 Gale, Arthur Witherby.
1889 Galsworthy, Vincent Somers.
1892 Gardner, Gilbert.
1895 Garner, John Stanley.
1890 Garrard, Arthur Norman.
1894 Garrett, Arthur Berry.
1897 Gayer, Alfred Edward.
1892 German, George, Jun.
1896 Gethin, Randolph George.
1886 Gibb, William Pashley.
1885 Gibbon, William Jacomb (*Driver Prize*, 1885).
1889 Giddy, Osman Horton.
1894 Gilbert, John Sainsbury.
1894 Glover, Henry Alexander.
1896 Goadby, Howard.
1889 Goddard, Alexander
1885 Godfrey, Robert.
1897 Goldsmith, Douglas Fleet.
1886 Golightly, Charles Hugh.
1896 Goulding, Arthur.
1889 Grant, Joseph.
1897 Gray, Horace Norman.
1893 Gray, Percy William.
1890 Green, Alexander Ernest.
1896 Green, Arthur Edward.
1891 Green, Edmund Horace.
1893 Green, Frederick Algernon.

Members who have Passed the Professional Associateship Examination—continued.

1887 Green, Thomas John.
1886 Green, Thomas Joseph.
1896 Greenfield, Frederick James.
1884 Greenop, Edward.
1897 Greenwood, Ernest.
1895 Gregson, George Ernest.
1896 Grierson, John Nicholson.
1894 Griffin, Alfred.
1892 Griggs, Henry Jenner.
1888 Grimes, Ralph Fearon.
1890 Grogan, Hedworth Herbert.
1889 Grover, Arthur.
1894 Grover, Philip Gordon.
1888 Gunter, James.

1889 Hadley, Frank.
1892 Haigh, Thomas Frederick.
1884 Halkyard, William Redford.
1895 Hall, Frederick Walter.
1897 Hall, Henry Alexander Thomas.
1896 Hall, John Herbert.
1895 Hall, Thomas Biddle.
1884 Hall, William Timothy.
1890 Hampton, George Fredk. William.
1895 Hankey, Gilbert Lionel.
1892 Hankinson, Francis Henry.
1887 Hansell, Reginald Goddard.
1894 Hardiman, Harry.
1887 Harding. Frederick Allcroft.
1895 Hardwick, Arthur Jessop.
1895 Harrison, Arthur.
1895 Harrison, Cyril Henry Gilmore.
1894 Harrison, George John Robertson (*Special Prize*, 1894).
1897 Harrison, Henry Beauchamp.
1897 Harrison, John Edward.
1895 Harvey, Frederick Charles.
1888 Haskins, William Albion.
1889 Haslam, Dryland, Jun.
1883 Hasluck, Lancelot Gerald.
1893 Hawes, Frederick Kirk.
1890 Hayward, Frederick George.
1897 Hayward, Thomas William Alfred.
1895 Haywood, Samuel Spencer.
1889 Head, John George.
1897 Head, William Alfred
1894 Heasler, Holland Charles.
1885 Hebblethwaite, Charles Henry.
1894 Heckford, Harley.
1892 Hellicar, George Thomas (*Special Sanitary Science Certificate*, 1893).
1896 Hemphill, Charles George Cathcart.
1886 Henderson, Richard.
1894 Heward, Ernest James.
1893 Hewett, George Thompson.
1895 Hicks, William Rooke.
1889 Higgins, George
1886 Hill, Alfred.
1885 Hilliard, George Edward.
1888 Hodge, Leonard Percival.
1890 Hodgkinson, James Henry.
1896 Hodgson, Archibald Sanford.
1897 Holbrow, Herbert Oliver.
1893 Holiday, Percy Cave.
1891 Hollis, Herbert.
1891 Hollis, Ralph.
1894 Holmes, John Edward.
1888 Homan, Hubert Franklin.
1896 Homfray, Herbert Richards.
1896 Hood, Thomas, Jun.
1887 Hooper, Cecil Henry.
1895 Hooper, Edgar Wilfred.
1896 Hooper, Gerald Huntley.
1895 Horton, William Phelps.
1897 Howland, Arthur Frank.
1897 Hutchins, Richard.

Members who have Passed the Professional Associateship Examination—continued.

1890 Innes, Gilbert Plantagenet Mitchell.
1893 Irvine, Archibald Wyndham.

1894 Jackson, Alfred Ernest.
1894 Jackson, Edward Henry.
1895 Jackson, Leonard Labrey.
1894 Jarmain, William (*Institution Prize*, 1894).
1892 Jarman, Frank Wilmot.
1892 Jarrett, Thomas William.
1893 Jeffree, Sydney.
1895 Jenkin, Arthur Pearse.
1896 Jenkins, Richard James.
1893 Jenkinson, John.
1896 Jenkinson, William Eric Leigh.
1894 Jenner, William.
1896 Jennings, Fitz-Lawrence Percival Dudley.
1891 Jessett, Charles Edward Vernon.
1895 John, Henry Bell.
1892 Johnson, Bernard Marr.
1897 Johnson, Harry Labron.
1883 Johnson, Henry.
1887 Johnston, Walter Henry.
1887 Jonas, Harry Marshall.
1886 Jonas, Samuel Marshall.
1894 Jones, David Pugh.
1896 Jones, Ernest Joel.
1888 Jones, Frederick Herbert.
1883 Jones, Henry Arthur.
1891 Joyce, Harry Ward.
1885 Jull, William Vincent.

1896 Kay, Walter Robert.
1895 Keay, William.
1894 Keep, William Henry.
1890 Kemp Smith, James Frederick.
1895 Kemsley, William Hugh.
1893 Kennett, Charles Arthur.
1897 Kerr, John Murray (*Institution Prize*, 1897).
1896 Key, Astley Cooper.
1897 Kibblewhite, Henry James Treleaven.
1894 Kieser, William Henry Gustav.
1894 Killick, Anthony Edward.
1887 King, Alfred.
1886 King, William Isaac.
1896 Kingsford, Percy Hamilton.
1895 Kirk, John Wright.
1897 Knatchbull, Wyndham Persse.
1892 Knight, George Edward.

1895 Lake, Cuthbert Joseph.
1890 Lake, Vivian Davey.
1895 Lakin-Smith, Ernest.
1888 Lambert, Godfrey Charles.
1895 Lamprill, William Thomas.
1893 Lancaster, John Roy.
1885 Lansdown, George Arthur.
1890 Larkin, Richard Webster.
1895 Laumann, Montgomery Patrick John.
1891 Lawley, Frederick William.
1896 Leane, Walter Burditt.
1890 Leaning, Henry John.
1894 Leaning, William Arthur.
1897 Leather, William Beaumont.
1895 Lee, Ernest Edward Arthur.
1896 Lee, Francis Blacklock.
1896 Lee, Henry.
1886 Lee, John Wilfrid.
1896 Leese, Vernon Francis.
1890 Lewis, Arthur Llewelyn.
1894 Lightfoot, Francis Prideaux.
1892 Little, Henry.
1897 Lomax, Ernest George.
1891 Longsdon, Edward Morewood.

Members who have Passed the Professional Associateship Examination—continued.

1895 Lovegrove, Charles Gresham.
1886 Lowe, Charles Robert.
1892 Lucas, John Archibald.
1895 Luck, George Edward.
1894 Lyons, Edward Colvill.

1894 McCarthy, Henry Robert.
1893 Macer, Alfred Thomas.
1897 Mackenzie, Hector John Maxwell.
1896 Mallinson, Charles Herbert.
1893 Mann, Frederick Charles Thomas.
1888 Mann, Robert Bagshaw.
1897 Marchant, Robert Charles.
1893 Marriott, Cecil Wynn.
1896 Marshall, Arthur George.
1896 Martin, Alexander William.
1893 Martin, Alfred John (*Special Prize*, 1893).
1888 Martin, Heber Gambling.
1893 Martin, Samuel.
1888 Martin, Thomas.
1889 Mason, Charles William Hayley.
1885 Massie, Frank.
1893 Mathews, Lewis Osler.
1892 Maughan, John (*Special Forestry Certificate*, 1893).
1886 Maxwell, Francis William.
1894 May, William Charles.
1897 Mayne, Charles Millard.
1892 Mellenfield, James Henry.
1893 Mellor, James Frederick.
1887 Melrose, Frank.
1895 Menmuir, Robert William.
1892 Menzies, Robert.
1894 Mercer, Charles Edward.
1890 Merry, Arthur Walker.
1896 Meyer, Horace Leycester.
1894 Miller, Frederick William.
1892 Miller, George Frederick.
1891 Mitchell, George Sharman.
1894 Mitchell, Lewis.
1897 Mitcheson, Harry.
1884 Mixer, Edward.
1896 Moeran, Archibald Edward.
1890 Molyneux, Herbert Ernest.
1893 Monson, Henry John.
1883 Moore, Harold Edward.
1896 Moore, Hugh Armytage.
1892 Morris, Richard Percival.
1894 Morris, William Henry.
1892 Morrish, Hugh Kenneth.
1893 Morrison, Daniel.
1893 Morrison, Gerard Donald.
1890 Mould, Graham Harley.
1883 Moyes, John Helenus.
1889 Muir, James (*Institution Prize*, 1889).
1891 Muller, John Joseph.

1893 Neighbour, Charles Edmund.
1894 Neubronner, Harry Alfred.
1892 Newman, Samuel Frank.
1896 Newton, Edwin Bennett Brierley.
1894 Nicholls, Edward Alfred.
1888 Nicholson, Ebenezer.
1896 Noble, Edmund James.
1890 Nockolds, Alfred George.
1888 Nockolds, Martin Charles Hubert.
1893 Norman, James Noel.
1895 Nuttall, Herbert.

1891 Oakley, Christopher Percival.
1890 Oakley, John Hubert.
1890 Ogden, Michael Guy.
1897 Ogilvie, Robert Mathewson.
1896 Oldnall, Roger William.
1896 Osbourn, Edward.

Members who have Passed the Professional Associateship Examination—continued.

1896 Osenton, Charles.
1890 Osenton, George, Jun.
1892 Ouvry, Peter Arnold.
1892 Ovenden, Charles.

1894 Page, Stanley Hatch.
1897 Paice, William, Jun.
1893 Pain, George Lloyd.
1883 Pain, James.
1894 Pain, William Henry.
1888 Palamountain, Joseph William.
1891 Palmer, William Edward King.
1895 Parks, Walter.
1889 Parris, Charles John.
1897 Parnacott, Arthur Charles.
1887 Parry, Richard.
1894 Parry, Richard Frederick.
1890 Partridge, Edward John.
1896 Patch, Shirley Hutchins.
1895 Paul, John William.
1883 Paull, Alan.
1896 Pearce, Charles Frederick.
1893 Pearce, Fred. W.
1896 Pearse, Octavius Burroughes.
1895 Pearson, Harry John.
1893 Pearson, Howard.
1893 Pegge, John Thomas.
1897 Peebles, Philip.
1897 Peppercorn, Henry McArthur.
1896 Peppercorn, John Arthur.
1889 Perkins, Joseph.
1886 Perkins, Walter Frank.
1885 Perks, Sydney.
1894 Phillips, Francis John.
1894 Phillips, William.
1887 Phillips, William Dearlove (*Special Prize*, 1887).
1886 Physick, Walter Frederick (*Institution Prize*, 1886).
1895 Piercy, Frederic Onslow.
1883 Pilditch, Philip Edward.
1890 Pinder, Richmond.
1897 Pineger, James Reginald.
1897 Pinfold, Francis Arthur.
1896 Pinney, Frederick Wyldbore Digby.
1889 Pochin, Thomas Clemeni
1891 Poggio, Eloi John.
1890 Potter, Herbert George.
1894 Powell, Charles Reginald Evernden.
1892 Prall, Herbert Alexander.
1890 Prall, Herbert Edward.
1886 Prater, Thomas Herbert.
1888 Preston, Samuel David.
1897 Price, Capel Hereward.
1892 Price, Richard Arnold.
1894 Pritchard, Herbert Alfred.
1895 Protheroe, William Sudbury.
1889 Puckridge, Percival Martin.
1888 Punchard, Freder ck Burt.
1895 Purvis, Charles James.
1895 Pye, George Henry.
1896 Pyle, Benjamin Thomas Rice.

1892 Raffety, Herbert William.
1885 Rand, John.
1894 Read, Walter Herbert.
1896 Reffell, Charles Arthur.
1896 Richardson, Arthur Bayliffe.
1896 Richardson, James. Jun.
1891 Richardson, Oliver Arthur.
1896 Rickards, Robert Hillier Traherne Anson.
1896 Rivers, Charles Edwin.
1894 Roberts, Joseph Wm. George.
1891 Robins, Philip Seymour.
1887 Robinson, Alfred Whitmore.
1891 Robinson, Henry Herbert.
1896 Robinson, John Brooke Wood.
1897 Robinson, Ralph Eteson.
1897 Robinson, Theodore Richard.

Members who have Passed the Professional Associateship Examination—continued.

1896 Rogers, Horace Mordaunt.
1890 Rogers, Thomas George.
1883 Rolleston, William Gustavus Stanhope.
1893 Roney-Dougal, John Dougal.
1886 Roods, Alfred.
1896 Rook, Joseph Taylor (*Special Prize*, 1896).
1888 Roper, John Simpson.
1889 Rowley, William Taylor.
1886 Ruddle, Frank J.
1883 Rundle, Edward Collins.
1896 Russell, Cecil Herbert.

1884 Sadler, George William, Jun.
1897 St. Aubyn, Belville Molesworth.
1894 Saise, Alfred John.
1893 Saker, Sydney.
1893 Sale, Arthur Reed.
1897 Salt, Harold Crossley.
1887 Salt, Reginald Nowell.
1889 Sampson, William.
1895 Sandford, Charles Sidney.
1883 Satchell, Charles (*Special Prize*, 1883).
1889 Satchell, Herbert Arnold.
1889 Saunders, Charles Herbert.
1890 Savill, Edwin.
1894 Sawyer, John Ashton.
1894 Scorer, Alfred George.
1894 Scott, Archibald Lacy.
1892 Scott, Thomas.
1895 Scrivener, John Charles.
1896 Secker, John Eustace.
1893 Seddon, George Farquharson.
1897 Sedgwick, Alfred Sydney Edward.
1891 Sedgwick, Rupert William.
1897 Sell, Robert Harold.
1889 Selby, Frank.
1884 Selby, John Basely (*Bracketted Special Prize*, 1884).
1896 Sexton, George Alexander.
1887 Shaw, Arthur.
1897 Shearburn, Harry.
1897 Shearer, James Hughan.
1896 Shorney, Arthur Shepherd.
1894 Skrimshire, Samuel.
1895 Shufflebotham, John Henry.
1897 Simpson, Leslie Shepherd.
1894 Skeat, Arthur Percival.
1895 Skingle, Alfred Charles.
1892 Skipper, Henry Herbert.
1890 Slater, Charles Frederick.
1893 Sly, Joseph Townson.
1896 Sly, William.
1894 Smith, Alexander George.
1895 Smith, Charles Gordon.
1893 Smith, Frank Braybrooke.
1888 Smith, Frank William.
1890 Smith, James.
1897 Smith, Sydney Arthur (*Driver Prize*, 1897; *Penfold Silver Medal*, 1897).
1895 Smithells, Edwin.
1890 Snailum, Walter Wadman.
1897 Snow, Henry Cyprian.
1897 Southcombe, John Charles.
1895 Southorn, Charles Herbert.
1891 Soutter, Ernest.
1893 Sowels, William Clowes.
1896 Sparrow, William Hugh.
1890 Spelman, William Wilton Rix.
1897 Stacey, Frederick Charles Webster.
1889 Stainton, Francis Charles.
1893 Staley, Albert Henry.
1895 Standen, Arthur Carnegie.
1897 Stanford, George.
1893 Stapledon, Ernest Allen.
1892 Staunton-Wing, George.

Members who have Passed the Professional Associateship Examination—continued.

1897 Stimson, Herbert Percy.
1897 Stokes, Hugh Charles.
1897 Stoneham, Edward Russell.
1896 Straker, Howard.
1894 Strouts, Lewis Herbert.
1896 Stubbing, Richard Webb.
1888 Stucké, William Henry.
1894 Stupart, Charles Walter.
1884 Sturge, Theodore.
1885 Sturgess, John Moore.
1889 Sturley, Arthur Dyson.
1890 Summerfield, Joseph Charles.
1897 Swanwick, Bruce.
1887 Swetenham, Henry.

1894 Tallent, Edwin James.
1896 Tate, Joseph George.
1889 Taylor, Harry William.
1896 Taylor, John Francis White.
1893 Tee, Samuel Clifford.
1891 Temple, Frederick Wilson.
1894 Tewson, Leonard.
1893 Theakston, William Pease.
1893 Theobald, John Medows.
1892 Thomas, Edward Morgan Dawson
1894 Thomas, Illtyd
1894 Thompson, Claude William George Hugh.
1893 Thompson, Frederic Hubert.
1897 Thompson, Harold Stuart.
1894 Thompson, Joseph Atherden.
1894 Thompson, Roland O'Brien.
1894 Thring, Douglas Theodore
1891 Thurgood, Albert Edward.
1885 Tiffen, John Henry.
1888 Tilly, Hubert Douglas.
1892 Tory, John Edward, Jun.
1896 Town, Henry Annandale.
1894 Townend, William.
1890 Townsend, George James.
1883 Treadwell, Henry John.
1897 Trehearne, Alfred Frederick Aldridge.
1891 Tuckett, Percival Fox.
1897 Turner, Benjamin Franklin.
1897 Turner, Drysdale.
1897 Turner, Herbert.
1886 Turner, Percy.
1889 Tyler, James William.
1893 Tyler, William Bott.

1886 Vale, Henry.
1897 Veit, Leonard James.
1892 Venning, Alfred John Meybohn.
1890 Verity, Ernest George.
1895 Vinten, Harold Bertram.

1887 Wade, Henry.
1889 Wain, George Sparrow.
1895 Waldram, Percy John.
1893 Waldram, Robert Edward.
1891 Walker, Joseph Arthur.
1895 Walker, William Selves (*Special Prize*, 1895).
1896 Wallis, John David.
1897 Walton, Edgar Thomas.
1896 Warran, William Ernest.
1896 Warwick, George Ernest.
1887 Warton, Wilfred.
1897 Waterfield, Horace Clare.
1890 Watson, Claude Henry.
1895 Watson, Herbert John.
1884 Watson, James Bruce.
1885 Watson, John, Jun.
1888 Watson, Richard.
1893 Watson, William James.
1892 Weatherhead, David Wilkinson.
1897 Weatheritt, James.
1896 Weaver, Henry Percival Francis.
1892 Webb, Frederick Noel

Members who have Passed the Professional Associateship Examination—continued.

1890 Webster, Hugh Calthrop.
1897 Weir, James Scott.
1892 Wells, William Henry.
1893 West, Charles Henry Edward.
1887 Whalley, Frederick Herbert.
1896 Wheatley, Stephen Gladstane.
1887 Wheeler, Charles Trevor Ogle.
1892 Wheeler, John Henry.
1893 Whitaker, Ernest Victor.
1895 White, Walter Ernest Coates.
1895 White, William, Jun.
1894 Whittaker, John Dronsfield.
1895 Whitton, Percy.
1896 Wigram, Henry Joseph.
1895 Wilde, Sidney Algernon.
1891 Wilks, Ernest Stringer.
1897 Williams, Daniel Smith.
1894 Williams, Henry Cuthbert.
1896 Willoughby, Charles Albert.
1893 Willis, Edward.
1891 Wilson, James Calvert.
1892 Wilson, John Hayes.
1896 Wilson, Lawrence Richard.
1887 Wilson, William Edward.
1897 Wilton, James Percy.
1891 Windley, Henry Chadwick.
1890 Wood, Charles Bruce.
1896 Wood, John Edward
1894 Wood, Leslie Stuart.
1892 Woods, Arthur George.
1891 Woodward, Walter Henry.
1897 Woof, Robert Stephenson.
1886 Woolnough, John William.
1896 Woolnough, Tom.
1896 Wordsworth, Christopher.
1887 Worthington, James Scott.
1897 Wright, Ernest Beresford FitzHerbert.
1894 Wright, Philip Chetwood.
1893 Wrightson, Robert Garmondsway.
1894 Wyatt, Archibald.
1893 Wyles, John Walter.

1891 Young, Harry Austin Lindsay.
1897 Young, Thomas John.
1895 Young, William.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of Fellows.

Beadel, Maurice Frederick	97, Gresham Street, E.C.
Bell, Herbert Owen	9, Victoria Street, S.W.
Blake, Edwin Holmes	27, Great George Street, S.W.
Cross, Arnold Charles Martin	9, Victoria Street, S.W.
Furber, Percy Norman	10 & 12, Walbrook, E.C.
Heasler, Holland Charles	Verandah Cottage, Hill Rise, Richmond, Surrey.
Martin, Samuel	27, Chancery Lane, W.C.
Nuttall, Herbert	20, Market Street, Bury, Lancashire.
Page, Stanley Hatch	1, Harbour Street, Ramsgate, Kent.
Pearce, Fred. W.	District Council Offices, Broadway, Wimbledon, S.W.
Pearson, Howard	Stoughton, Leicester.
Theobald, John Medows	Henley House, Spring Grove, Isleworth.
Williams, Henry Cuthbert	2, Union Court, Old Broad Street, E.C.

Members who have Died since the publication of the January List.

Honorary Member—

White, His Honour Judge Frederick Meadows, Q.C.	42, Sussex Gardens, Hyde Park, W.

Fellows—

Askin, Paul	60, Upper Sackville Street, Dublin.
Bedells, Charles King	6, John Street, Bedford Row, W.C.
Cross, William Stephen	18, Outer Temple, W.C.
Davies, John	Mollington, Chester.
Davies, Walter	5, Warwick Court, Gray's Inn, W.C.
Driver, Robert Collier	4, Whitehall, S.W.
Dyball, Sextus	Gatton Lodge, Reigate, Surrey.
Edmeston, James	42, Old Broad Street, E.C.
Harvey, Frederick Henry	Clapham Junction House, S.W.
Hebditch, William Benjamin	Stratton, South Petherton, Ilminster, Somerset.
Hodgson, Arthur Marriott	4, Albion Place, Southampton.
Hussey, Frank Tooze	Cheddon Fitzpaine, Taunton, Somerset.
Levinge, Godfrey	Estate Office, Dorraile, Co. Cork.
Minter, William	81, Bondgate, Darlington.
Nevell, George	Church Street, Rugeley.
Pym, Albert Roderick	The Lodge, Castleblaney.
Rutherford, James	Kirk-leatham, Redcar, Yorks.
Tyler, Richard	360, High Road, Chiswick, W.
Whatley, Frederick Ernest	Cirencester.
Wright, Thomas	Post Office Terrace, Cambridge.

Professional Associates—

Hales, Arthur John	48, Hillmartin Road, N.
Taylor, George	Hillside House, Turner's Hill, Crawley, Sussex.

Associate—

Acland, Sir Thomas Dyke, Bart.	Killerton, Exeter.

List of Provincial Committees.

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(A¹.) NORTHUMBERLAND AND DURHAM COMMITTEE.

Chairman.

THOMAS JOHN ARMSTRONG, 14, Hawthorn Terrace, Newcastle-on-Tyne.

AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne.
BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle-on-Tyne.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, JOHN MCCLARE	Haltwhistle, Northumberland.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
DURLACHER, ALEXANDER PERCY	3, Otterburn Villas North, Jesmond, Newcastle-upon-Tyne.
EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
GREEN, ROBERT COWPER	26, Fawcett Street, Sunderland.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
MILLER, JOHN EZRA	12, Belle Vue Road, Sunderland.
NICHOLSON, THOMAS COOKE	Blaydon-on-Tyne; and 24, Grainger Street West, Newcastle-on-Tyne.
OLIVER, CHARLES EDWARD	Selby Lodge, Consett, Co. Durham.

Peirson, Henry Thomas	Brancepeth, R.S.O., Co. Durham.
Rodham, John	16, Finkle Street, Stockton-on-Tees.
Rowlandson, Christopher	The College, Durham.
Rudman, Sidney Charles	Windlestone, Ferry Hill, Co. Durham.
Sample, Charles Herbert	Matfen, near Newcastle-on-Tyne.
Sample, Thomas	Bothal Castle, Morpeth, Northumberland.
Sample, William Collings	Tritlington Hall, Morpeth, Northumberland.
Scarth, William T.	Raby Castle, Darlington.
Taylor, Harry William	St. Nicholas Chambers, Amen Corner, Newcastle-on-Tyne.
Taylor, John William	31, Westgate Road, Newcastle-on-Tyne.
Thomson, William Cunningham	Hill House, Haydon Bridge,
Wall, George Young	Exchequer Buildings, Durham.
Wallace, Henry	Trench Hall, Gateshead-on-Tyne.
Wells, Edwin	Barnard Castle, Co. Durham.
Wilson, Sir Jacob	Chillingham, Alnwick.

Total, 32 Members.

(A^2.) CUMBERLAND AND WESTMORELAND COMMITTEE.

Chairman.

John Banks, Kendal, Westmoreland.

Birkett, Tom	Foxton House, Penrith, Cumberland.
Bowman, John James	Estate Office, Netherby, Carlisle.
Hayton, Joseph William	9, Bank Street, Carlisle.
Hayton, Pattinson	9, Bank Street, Carlisle.
Heskett, William James	24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
Hoggarth, Arthur	Kendal, Westmoreland.
Hoggarth, Edwin	Kendal, Westmoreland.
Holme, John	Owlet Ash, Milnthorpe, Westmoreland.
Hudson, James	Penrith, Cumberland.
Little, William	Hutton Hall, Penrith, Cumberland.
Potts, James	Stanbeck, Workington, Cumberland.
Punchard, Frederick	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
Richardson, George	5, Lonsdale Street, Carlisle.
Stanley-Dodgson, Stanley Dickenson	Estate Office, Somerset House, Whitehaven, Cumberland.
Watt, Alexander	Ravenglass, Carnforth.
Webster, Alexander	100, Highgate, Kendal, Westmoreland.

Total, 17 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JOHN HOLDEN, 64, Cross Street, Manchester.

ALCOCK, SAMUEL	20, Prospect Vale, Fairfield, Liverpool.
BANCROFT, FREDK. HERBERT	88, Mosley Street, Manchester.
BANCROFT, HENRY	88, Mosley Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BARROW, THOMAS ROBERT	Post Office Avenue, Southport.
BATEY, HENRY SIMPSON	51, King Street, Manchester.
BECKWITH, HENRY LANGTON	3, Cook Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BIRCH, WALTER DE HOGHTON	Hoghton Estate Office, Walton Hall, Preston.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADSHAW, HARRY GREAVES	28, Barton Arcade, St. Ann's Square, Manchester.
BRADY, CHARLES ALLDIS	17, Warren Street, Stockport.
BRADY, RALPH HOLLINSHED	78, Cross Street, Manchester.
BRADY, WILLIAM HOLLINSHED	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden.
CAMPBELL, HENRY HUNTER	Sutton Hall, St. Helen's.
CARSWELL, WILLIAM	Capesthorne, Chelford, Cheshire.
CARTWRIGHT, JOSHUA	Bury, Lancashire.
CORBETT, CHRISTOPHER	9, Albert Square, Manchester.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM	77, King Street, Manchester.
DORNING, ARTHUR HARRY	41, John Dalton Street, Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EARLE, THOMAS ALGERNON	90, King Street, Manchester, and Liverpool.
EARNSHAW, JACOB	78, King Street, Manchester.
EASTHAM, JAMES COOK	The Town Hall, Manchester.
ELLIS, FRANCIS, JUN.	Trafford Park, Patricroft, near Manchester.
EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
FAIR, JACOB WILSON	Haigh Hall, Wigan, and 8, Winckley Street, Preston.

Fair, James Siretton	4, Winckley Street, Preston.
Fair, Thomas	Estate Offices, Lytham.
Fairclough, William	Leigh, Lancashire, and 60, King Street, Manchester.
Fletcher, Thomas	Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
Fowler, Alfred Mountain	1, St. Peter's Square, Manchester.
Fowler, Henry	63, Dale Street, Manchester.
Goddard, Alexander	7, Bank Place, Chester.
Gradwell, Arthur Richard	10, Richmond Terrace, Blackburn.
Gregson, George Ernest	11, Chaple Street, Preston.
Hall, John Herbert	Penkstone House, Middlewich, Cheshire.
Hanson, Amos	35, Church Street, St. Helen's.
Hargraves, Stephen	Brabyns Estate Office, Manor House, Marple, Cheshire.
Hartley, Henry	Bristowe Chambers, 8, Harrington Street, Liverpool.
Holt, George Henry	10, Richmond Terrace, Blackburn.
Hopkinson, Alfred	15, Agar Street, Bury, Lancashire.
Hurrell, John Weymouth	25, Brazennose Street, Manchester.
Jackson, Charles	23, Brazennose Street, Manchester.
Jones, Isaac Matthews	The Town Hall, Chester.
Johnston, Walter Henry	County Offices, Preston.
Kirby, Edmund	5, Cook Street, Liverpool.
Lancaster, Charles Holland	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
Larmuth, George Horatio	Wilton Chambers, 10, St. Ann's Square, Manchester.
Linaker, Charles Edward	Frodsham, Chester.
Loring, John	The College, Doddington, Nantwich.
McCracken, William	Englesea House, Crewe.
MacIver, Colin	23, Bold Street, Warrington.
Maxwell, Francis William	41, Corporation Street, Manchester.
Meade, Thomas de Courcy	Kenmore, Didsbury, Manchester.
Meller, William Galloway	22, Cooper Street, Manchester.
Mills, William Edward	49, Hamilton Square, Birkenhead.
Myres, John James	15, Chapel Street, Preston, and Blackpool.
Nevett, Francis Walter	54, Claremont Terrace, Fulwood, Preston.
Nevett, Thomas	41, Fishergate, Preston.
Nuttall, Herbert	20, Market Street, Bury, Lancashire.
Nuttall, Thomas	15, Market Street, Bury.
Owen, Richard Newsham	Haughton, Tarporley.
Pain, Coard Squarey	14, North John Street, Liverpool.
Park, Philip Samuel	The Oaks, Penwortham, Preston.
Park, William Philip	18, Winckley Street, Preston.

PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
PARMETER, FRANK	Middle Lees, Clitheroe.
PEARSON, ALFRED	Estate Offices, Dukinfield.
RADFORD, WILLIAM HAROLD .	19, Brazennose Street, Albert Square, Manchester.
REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston.
ROBINSON, GEORGE EDWARD .	9, Tackett's Street, Blackburn, and Clitheroe Castle.
ROPER, JOHN SIMPSON . . .	32, Market Square, Lancaster,
SHELMERDINE, HENRY . . .	Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
STOCKS, FREDERICK WILLIAM .	Telephone Buildings, Barons Quay, Northwich.
SUTHERS, JAMES	Harley Villas, Todmorden.
TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
THOMPSON, FRANCIS WILLIAM .	18, Wood Street, Bolton.
WAINWRIGHT, THOMAS TAYLOR .	13, Union Court, Castle Street, Liverpool.
WALLIS, JOHN DAVID . . .	20, Booth Street, Manchester.
WATTS, SAMUEL LINGARD . .	40, South King Street, Cross Street, Manchester.
WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manchester
WHALLEY, HENRY SHAW . .	3, Hunter Street, Town Hall Square, Chester.
WHITE, JOHN	Warrington, Lancashire.
WILSON, THOMAS SILK . . .	Albert Square, Manchester.
WILSON, WILLIAM HENRY . .	29, Fountain Street, Manchester.
WOLFENDEN, THOMAS . . .	54, Hall Street, Southport.
WRENNALL, WILLIAM . . .	9, Harrington Street, Liverpool.
YOUNG, EDWARD HERBERT . .	Central Chambers, South Castle Street, Liverpool.
YOUNG, OSWALD WILLIAM . .	Mersey Docks and Harbour Board, Liverpool.

Total, 97 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

JOHN OLDROYD GREAVES, 69, Westgate, Wakefield.

ABBEY, JOE BURMAN . . .	34A, New Street, Huddersfield.
ABBOTT, ROBERT THOMAS G. .	Whitley House, Malton.
ARMISTEAD, RICHARD . . .	118, Main Street, Bingley.
ARMYTAGE, GEORGE JOHN . . .	Kirklees Park, Brighouse.
BAINES, MATTHEW TALBOT . .	Estate Office, Brodsworth, Doncaster.

Bilson, John	23, Parliament Street, Hull.
Botterill, William	23, Parliament Street, Hull.
Bradley, William Edward	The Hall, Ebberston, York.
Brodrick, Frederick Stead	Cogan Chambers, Bowl Alley Lane, Hull.
Broster, Robert Buck	Craven Bank Chambers, North Street, Keighley.
Campbell, Hugh Bruce	Aldwark, Easingwold.
Chowen, Henry Llewellyn	Londesborough Estate Office, Market Weighton.
Clare, Edward Lovell	Yorkshire Bank Chambers, Bradford.
Clarke, Christopher	Charlcot, Bedale.
Clutton, William James	The Mount, York.
Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
Cox, Edward Samuel	3, New Street, York.
Crowther, John Herbert	38, New Street, Huddersfield.
Demetriadi, Thomas Marsden	28, John William Street, Huddersfield.
Dransfield, Henry Brook	12, 13, and 14, Estate Buildings, Huddersfield.
Easton, John H.	Bowl Alley Lane, Hull,
Ellison, Michael	Duke of Norfolk's Estate Office, Sheffield.
Evans, William	New Walk, Beverley.
Farrer, John	Oulton, near Leeds.
Fawcett, John Mortimer	26, Albion Street, Leeds.
Fawkes, Algernon	Woolley, Wakefield.
Fenwick, Thomas	Leeds.
Flockton, Thomas James.	15, St. James' Row, Sheffield.
Forbes, Charles Mansfeldt	14, New Street, York.
Fowler, Frederick.	St. James' Street, Sheffield.
Fowler, Reginald William	3, Hartshead, Sheffield.
Fox, Charles James	22, George Street, Halifax.
France, Arthur Alderson	99, Swan Arcade, Bradford.
France, Charles	99, Swan Arcade, Bradford.
Fryer, George	15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
Gott, Charles	8, Charles Street, Bradford.
Gott, Charles Henry.	8, Charles Street, Bradford.
Gott, Frank.	3, East Parade, Leeds.
Gregson, William	Baldersby, S.O., Yorks.
Hanson, John Henry	20, Ramsden Street, Huddersfield.
Hebblethwaite, Louis	Conservancy Buildings, and Aulaby Road, Hull.
Hepper, John	East Parade, Leeds.
Hindle, John	24, Bank Street, Bradford.
Hobson, Harry	Swinefleet, near Goole.
Hollis, Walter Dawson	26, Park Row, Leeds.
Horsfall, Richard	Post Office Buildings, George Street, Halifax.
Horsfall, Richard Edgar	Post Office Buildings, George Street, Halifax.
Innocent, Charles John	Sheffield.

JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
JACKSON, SAMUEL	Tanfield Chambers, Bradford.
JOLLY, JOHN HAWKINS . . .	29, East Mount Road, York.
JONES, JAMES WILLIAM . . .	73, West End Avenue, Harrogate.
KAYE, JOHN EDWARD . .	Bretton Lodge, Wakefield.
LEATHER, GEORGE HERBERT .	Central Bank Chambers, Leeds.
LOFTHOUSE, ROGER	62, Albert Road, Middlesborough-on-Tees.
MARSHALL, PETER	3, Hartshead, Sheffield.
MASSIE, FRANK	Tetley House, Kirkgate, Wakefield.
MILNES, ELI	99, Swan Arcade, Bradford.
OLDROYD, LINLEY	5, Oxford Place, Leeds.
PEIRSON, GEORGE BRODRICK .	Baldersby, S.O., Yorkshire.
PIERCY, HENRY ONSLOW . .	The Elms, Lowthorpe.
PIERSON, CHARLES	29, Cooper Street, Manchester.
POPPLE, JOHN	19, St. Hilda's Terrace, Whitby.
RENTON, GEORGE	1, Albert Street, Harrogate.
RICHARDSON, JOHN	Methley Park, Leeds.
SAMPSON, WILLIAM	Beauchief Abbey, Sheffield.
SMITH, FREDERIC ELLISON . .	Tanfield Chambers, Bradford.
SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
SMITH, WHEATER	15, Cheapside, Bradford.
TIFFEN, JOHN HENRY . . .	Conservancy Buildings, Hull.
TODD, WILLIAM HENRY. . .	County Buildings, Hull.
WADE, JOHN	10, Pitt Street, Barnsley.
WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
WATSON, JOHN, JUN. . . .	Wentbridge Lodge, Pontefract.
WELLSTED, WILLIAM HENRY .	Prince's Dock, Chambers, Hull.
WHITE, ALFRED EDWARD . .	Town Hall, Hull.
WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
WINN, THOMAS	90, Albion Street, Leeds.
WOODHEAD, WILLIAM BOOTH .	18, Exchange Buildings, Bradford.
WRIGHT, JAMES	Rawcliffe, near Selby.

Total, 81 Members.

(D.) SALOP AND HEREFORD COMMITTEE.

Chairman.

HENRY JAMES WYLEY, Bridgnorth, Salop.

ASHDOWN, AUGUSTUS HARDING	Uppington, near Willington, Salop.
BATHER, JOHN T.	9, The Square, Shrewsbury.
BROWN, JOHN POWLES . . .	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury.
BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
CAVE, HENRY H.	Acton Burnell, Shrewsbury.
DAVIS, ALFRED THOMAS . .	Shire Hall, Shrewsbury.
DE WEND-FENTON, WILLIAM .	New Market Buildings, Bridgnorth.
DODGSON, WILFRED LONGLEY .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
EVANS-VAUGHAN, HENRY . .	20, Brook Street, Oswestry.
FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
FENN, THOMAS	Downton Castle, Ludlow.
GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
HALL, WILLIAM TIMOTHY . .	Hawkstone Estate Office, near Shrewsbury.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATHEWS.	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
MORRIS, EDWARD HENRY . .	Chirbury, Salop.
NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
PALAMOUNTAIN, JOSEPH WILLIAM	Cloverley Estate Office, Whitchurch, Salop.
PARKER, JOHN	Mansion House, Hereford.
THURSFIELD, THOMAS HOWELLS	The Grange, Much Wenlock, Salop.
TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	The Gardens, Lydbury North, Salop.
WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
WYLEY, WILLIAM JOHN . . .	2, School Chambers, Shrewsbury.

Total, 32 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

HENRY BRAILSFORD, Park Nook, near Derby.

ARNOLD, WILLIAM	23, George Street, Tamworth.
BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Chesterfield.
BOOTHBY, HENRY VERNON . .	Estate Office, Keele, and Newcastle-under-Lyme.
BRADLEY, JAMES WILLIAM . .	Town Hall, Wolverhampton.
BURTON, AMOS	Borough Engineer's Office, Hanley.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM . .	The Grove, Alfreton, Derbyshire.
FODEN, EDWARD ANTROBUS. .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	Hanley, Staffordshire, and Springfields, Stramshall, Uttoxeter.
FULLER, THOMAS ALFRED . .	The College, All Saints, Derby.
HARDY, RICHARD THOMAS ASH .	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffs.
HARRISON, CHARLES. . . .	179, Hornington Street, Burton-on-Trent.
HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent.
HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
HUSSEY, ROBERT	Eastfields, near Lichfield.
INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE .	Chesterfield.
LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
LYNAM, CHARLES	Stoke-on-Trent.
MARGEREson, CHARLES FREDERIC	New Square, Chesterfield.
MARTIN, GILSON	Chatsworth, Chesterfield.
MAY, THOMAS HENRY . . .	Haslin House, Harpur Hill, Buxton.
MURRAY, GILBERT . . .	Elvaston Estate Office, Derby.
MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
PARKIN, JOHN ROBERT . . .	Idridgehay, near Derby.
RONEY-DOUGAL, JOHN DOUGAL.	St. Martin's Place, Stafford.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire.
SANDY, HENRY	Newport Road, Stafford.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN.	The College, All Saints, Derby.
THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
TOMLINSON, THOMAS. . . .	23, St. James's Street, Derby.
TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
WINTERTON, HARRY JOHN CAMPION	Walton Warren, Burton-on-Trent.
WINTERTON, WILLIAM MOXON .	St. Mary's Chambers, Lichfield.
WRIGHT, JAMES	St. James's Street, Derby.

Total, 40 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

SAMUEL KINGSTON, Spalding, Lincs.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
BARNES, JOHN WILLIAM JAMES .	Friar Lane, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BEAUMONT, GEORGE	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
CALVERT, ARTHUR RICHARD. .	14, Low Pavement, Nottingham.
CORBY, JOSEPH BOOTHROYD. .	15, All Saints' Place, Stamford.
CROFTS, EWAN NEVILLE . .	Caythorpe, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
GILPIN-BROWN, WILLIAM DUNDAS	Kentmere, The Park, Nottingham.
HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS. . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE .	Manor House, Epperstone, Notts.
LEGARD, DIGBY CHARLES . .	Highington Hall, Lincoln.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . .	Buckminster Park, near Grantham.
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES . . .	15, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
TINDALL, CHARLES WILLIAM .	Wainfleet, R.S.O., Lincolnshire.
TURNER. FREDERICK JOHN . .	Mansfield Woodhouse, Notts.
TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK .	Mansfield, Notts.
WALKER, GEORGE BOOTH . .	Wainfleet, R.S.O., Lincolnshire.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.
WALKER, JOSHUA.	Market Place, Retford, Notts.

Wigram, John	South Collingham, Newark, Notts.
Woolley, Reginald . . .	Silver Street, Lincoln, and South Collingham, Notts.
Woolley, Thomas Cecil Smith	South Collingham, Newark, Notts.
Wordsworth, Robert Walter	Whitemoor, Ollerton, Nottinghamshire.
Wright, Charles William .	Wollaton, Notts.
Wright, William	Wollaton, Notts.

Total, 41 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

Robert Forrest, Windsor Estate Office, St. Fagan's, near Cardiff.

Blake, George	Stradey Estate Office, New Road, Llanelly.
Blosse, Edward F. Lynch .	Charles Street Chambers, Cardiff.
Brown, Thomas Forster . .	Guildhall Chambers, Cardiff.
Coles, Samuel Hood Cowper .	Penmyarth, Crickhowell, South Wales.
Corbett, Edward Wortley Montague	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Ussher . .	Old Bank Chambers, 27, High Street, Cardiff.
Davies, John Morgan . . .	Froodvale, Llanwrda, South Wales.
Evans, Arthur Owen . . .	Town Hall, Pontypridd.
Graham, William	Victoria Chambers, Newport.
Griffiths, William . . .	Gelley Wernen Estate, Llanelly, Carmarthenshire.
Harpur, William	Town Hall, Cardiff.
Hitchcox, William. . . .	Victoria Chambers, Newport.
Leeder, Ernest Holtman. .	Craneleigh, Uplands, Swansea.
Llewellin, David Morgan . .	Glanwern Offices, Pontypool.
Owen, Thomas Henry Rule .	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule . . .	High Street, Haverfordwest, Pembrokeshire.
Phillips, William	168, St. Mary Street, Cardiff.
Price, Francis Holborrow Glynn	Longlands Place, Swansea.
Rees, Ithel Treharne . . .	Guildhall Chambers, Cardiff.
Rees, William George . .	Holly House, Newport.
Rees, William John . . .	The Laurels, Swansea.

Rigg, Charles	24, High Street, Cardiff.
Rooney, Samuel	Cefn Mabley Chambers, Quay Street, Cardiff.
Sheppard, Osborne	Glynelydach, Neath.
Tanner, William	The Leys, Bryngwn Road, Newport.
Thomas, George	Queen's Chambers, Cardiff.
Wanklyn, Phillip Endell	Dixton, near Monmouth.
Waring, Charles Edward	1, Charles Street, Crockherbtown, Cardiff.
Wilkins, William	Pencastell, Llanelly.
Williams, Gerald Garnous	St. John's Mount, Brecon.

Total, 31 Members.

(H.) WARWICK AND WORCESTER COMMITTEE.

Chairman.

Walter Pearson Evans, Caldwell, Nuneaton.

Bettridge, Edward	28, Waterloo Street, Birmingham.
Bickerton-Williams, Edward	City Chambers, 82, New Street, Birmingham.
Buck, Albert	Worcester.
Buck, Herbert Wilson	Pierpoint Street, Worcester.
Clarke, Alfred Dudley	Estate Office, Abberley, Stourport.
Couchman, Henry Boteler	40, Coten End, Warwick.
Couchman, Robert Edward	35, Paradise Street, Birmingham.
Deer, Edward	Stratford-on-Avon.
Donne, Henry	Leek Wootton, Warwick.
Eayrs, John Thomas	Clarence Chambers, Corporation Street, Birmingham.
Everill, Frank	59, Foregate Street, Worcester.
Fayerman, George Metcalf	88, The Parade, Leamington.
Fiddian, William	Town Hall Offices, Stourbridge.
Finn, Herbert Archibald	59, Foregate Street, Worcester.
Fosbery, William Thomas Exham	Warwick.
Fowler, Gerard Edmund	98, New Street, Birmingham.
Fowler, Henry	6, Waterloo Street, Birmingham.
Fowler, Richard	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham, and Sutton Coldfield.
Gibson, Denston	98, New Street, Birmingham.
Grimley, Edwin Fearne	40, Temple Street, Birmingham.

Grimley, Thomas	40, Temple Street, Birmingham.
Hadley, Frank	41, Temple Street, Birmingham.
Hedley, Robert Wilkin	31A, Colmore Row, Birmingham.
Hendriks, Henry	34, Waterloo Street, Birmingham.
Holbeche, Robert Neville	21, Bennett's Hill, Birmingham.
Jenkins, Oswald	57, Colemore Row, Birmingham.
Joseland, Charles	Bank Buildings, Kidderminster.
Kenwrick, George	83, Colmore Row, Birmingham.
King, Henry	Stourbridge.
Lakin-Smith, Ernest	184, Hagley Road, Edgbaston, Birmingham.
Ludlow, Walter Robert	Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
Margetts, John William	12, High Street, Warwick.
Mason, William Arthur	31A, Colmore Row, Birmingham.
Mathews, George Spencer	15, Waterloo Street, Birmingham.
Mathews, William	21, Augustus Road, Edgbaston, Birmingham.
Parker, William Henry	3, Foregate Street, Worcester.
Pemberton, Charles Oliver Paget	69, Temple Row, Birmingham.
Pinney, Frederick Wyldbore Digby	6, Waterloo Street, Birmingham.
Price, John	City Surveyor's Office, The Council House, Birmingham.
Raffety, Herbert William	71, Temple Row, Birmingham.
Raikes, Col. George Whittington	Ragley Estate Office, Alcester, Redditch.
Righton, Edward Grantham	High Street, Evesham, Worcestershire
Robins, William Henry	82A, New Street, Birmingham.
Roderick, John	2, Temple Row, West Birmingham.
Smith, Frank	37, Cannon Street, Birmingham.
Smith, Frank William	Beauchamp Hill, Milverton, Leamington.
Smith, William	Abbott's Salford, Evesham.
Stallard, William	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
Tomson, James John	The Chalet, King's Norton, near Birmingham.
Willmot, George Dyott	6, Waterloo Street, Birmingham.
Willmot, John	6, Waterloo Street, Birmingham.

Total, 53 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

JOHN GERMAN, Ashby-de-la-Zouch.

ARIS, JOHN WHITTON	Loys Weedon House, near Towcester, Northamptonshire.
BLETSOE, HENRY HOPKINSON	Thrapstone, Oundle.
BOLAM, CHARLES GODFREY	Estate Office, Boughton House, Kettering, Northamptonshire.
CAVE, THOMAS NEWMAN	Horton, Northampton.
CLARE, EDWARD LOVELL	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
COALES, HERBERT GEORGE	Local Board Offices, Market Harborough.
CUTLAN, JOHN ELLIS	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS	39, Friar Lane, Leicester.
EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch.
GERMAN, HARRY	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN, JUN.	Huntingdon House, Ashby-de-la-Zouch.
GODDARD, JOSEPH	Market Street, Leicester.
GOODACRE, JOHN	5, Friar Lane, Leicester.
GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
HAIGH, THOMAS FREDERICK	2, Friar Lane, Leicester.
HAMPTON, WILLIE THOMAS	Coalville, Leicester.
HINCKS, HENRY THORP	Wigston Hall, Leicester.
HODSON, GEORGE	Town Hall, Loughborough.
HOLLOWAY, HARRY HOWNAM	Market Harborough.
HUMPHREYS, HENRY	Woodhouse, Loughborough.
HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	Blackfordby, Leicestershire, near Burton-on-Trent.
LAW, EDMUND	St. Giles' Square, Northampton.
MARSON, THOMAS	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.
MERRY, THOMAS	2, Guildhall Road, Northampton.

Pearson, Howard	Stoughton, Leicester.
Perkins, Joseph	Laughton, Rugby.
Rolleston, Sir John Fowke Lancelot	Grey Friars, Leicester.
Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
Royce, David Needham . .	Oakham.
Royce, John	Oakham.
Sebastian-Smith, Charles . .	Friar Lane, Leicester.
Scriven, Richard George . .	Castle Ashby, Northampton.
Thorpe, John	Nailstone, Nuneaton.
Thorpe, William	Nailstone, Nuneaton.
Wade, George Tempest . .	Halford Street, Leicester.
Woodforde, Lionel Burnet .	Milton Ferry, Peterborough.
Woolley, William Edward .	The Red House, Loughborough.

Total, 45 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

Charles Hawkins, Downham Market, King's Lynn.

Bacon, Frank Mace . . .	Attleborough, Norfolk.
Bacon, Horace	Attleborough, Norfolk.
Bailey, Harry David Chinery	Fundenhall Grange, Norwich.
Barker, Caleb	Estate Office, Shadwell, Thetford.
Beck, Arthur Clement . .	Castle Rising, King's Lynn, and Sandringham.
Beck, Edward William . .	City Chambers, Norwich.
Beck, Frank Reginald . .	Sandringham.
Bellingham, Archibald Turner	Cheveley Estate Office, Newmarket.
Bidwell, Charles	Ely, Cambridge.
Bird, John	Brampton, Huntingdon.
Blencowe, George	Bury St. Edmund's.
Boa, Andrew	Great Thurlow, near Newmarket.
Chalk, Henry Philip . . .	Linton, Cambridgeshire.

Coote, George	Smeetham Hall, Sudbury.
Falcon, Michael	Horstead House, Norfolk.
Freuer, William	West Rudham, Swaffham.
Garrard, Norton Burroughs	Cranley Hall, Eye.
Gayford, Henry John	Estate Office, East Raynham, Norfolk.
Gaze, Thomas William	Frenze Hall, Diss, Norfolk.
Grain, Arthur Tress	2, St. Andrew's Hill, Cambridge.
Hornor, Charles Jared	32, Prince of Wales Road, Norwich.
Hornor, Francis	Queen Street, Norwich.
Ireland, Edwin Benjamin	Guestwick, East Dereham.
Jonas, Harry Marshall	27, Market Place, Cambridge.
Jonas, John Carter	27, Market Place, Cambridge.
Laurance, John	Sexton Barns, Peterborough
Little, William Cutlack	Stag's Holt, March, Cambs.
Looker, John	High Street, Huntingdon.
Mills, Samuel Mealing	Orford Hill, Norwich.
Morgan, Benjamin Brauford	6, Bank Street, Norwich.
Moyes, John Helenus	26, Trinity Street, Cambridge.
Pain, James	St. Mary Street, Ely, Cambs.
Pells, Arthur	Beccles and Lowestoft.
Peppercorn, John Hutchinson	Manor House, Eaton Socon, St. Neot's.
Preedy, Frederick	Caldecot, St. Neot's.
Rix, George Kerry	Somerleyton, near Lowestoft.
Rose, Thomas	21, Prince of Wales Road, Norwich.
Rowe, Richard Reynolds	Park House, Cambridge.
Salter, William Herbert	The Hall, Attleborough, Norfolk.
Scott, Augustus Frederic	24, Castle Meadow, Norwich.
Scott, Henry Lacy	Bury St. Edmund's.
Scruby, William Thomas	Post Office Terrace, Cambridge.
Simpson, Robert Thomas	Horsecroft, Bury St. Edmund's.
Spelman, Clement Charles Rix	St. Giles' Street, Norwich.
Tallent, Edwin James	West Acre, Swaffham, Norfolk.
Wilkin, Horace Martin	King's Lynn.
Wright, William Edward	King's Lynn.

Total, 48 Members.

(K.) BERKS, BUCKS, AND OXON. COMMITTEE.

Chairman.

ARTHUR LAWRENCE, Great Marlow, Bucks.

ADKIN, CHARLES DUNCAN	Wantage, Berks.
BAILEY, LOUIS HEWITT	Athenæum Buildings, Fair Street, Reading.
BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury.
BRUCE, ROBERT KNIGHT	Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY	Windsor.
BUCKLAND, SIDNEY CRAWFORD	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
CASTLE, HAROLD	11, King Edward Street, Oxford.
COOPER, ARTHUR LESLIE	17, Friar Street, Reading.
DAVIS, CHARLES EDWARD	Wroxton Estate Office, near Banbury, Oxon.
DREWEATT, THOMAS	Newbury, Berks.
EGGINTON, DENYS	150, Friar Street, Reading.
EGGINTON, JOHN	150, Friar Street, Reading.
FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
FRANKLIN, THOMAS	Ascott, near Wallingford.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GOTTO, FREDERICK EDWARD	Stoney Stratford, Bucks.
GURNEY, JAMES	Chalfont St. Giles, Bucks.
HABGOOD, HENRY CHARLES	Witney, Oxon.
HARRISON, JAMES THOMAS	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
HOLIDAY, FREDERICK DEAN	Bicester, Oxford.
HOLIDAY, PERCY CAVE	Bicester, Oxford.
JONES, FRANCIS WILLIAM	Ascott, near Wallingford.
KING, JOHN BUSBY	Albert Park, and 14, High Street, Abingdon.
LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester.
MILLAR, WILLIAM GALT	10, High Street, Reading.
NEATE, ARTHUR WEBB	Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC	Strathfield Saye, Mortimer, Berks.
NOTTAGE, WILLIAM GRIGGS	High Street, Slough, and Windsor.
PARRY, JOSEPH WILLIAM	59, St. John Street, Oxford.
PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT	Didcot, Berks.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SANDAY, GEORGE HENRY	Blackwell Hall, Chesham, Bucks.

Scovell, John	18, Farndon Road, Oxford.
Simmons, Charles	Henley-on-Thames.
Simmons, William Auker . .	Henley-on-Thames.
Todd, Richard	Englefield, near Reading.
Vernon, Arthur	Borshams, High Wycombe, Bucks.
Watson, James Bruce . . .	Brightwell, Tetsworth, Oxon.
Wigley, George Davys Edward	Winslow, Bucks.

Total, 45 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

The Hon. Edward Gerald Strutt, Whitelands, Hatfield Peverel, Chelmsford, Essex.

Austin, Russell Gardiner .	Hertford.
Ayres, Charles Pryor . .	14, High Street, Watford.
Balls, James Mayhew. . .	Castle Hedingham, Essex.
Brown, Frank John . . .	Tring, Herts.
Burnett, George John Mulcaster	Elstree Cottage, Elstree, Herts.
Chancellor, Frederick . .	Chelmsford.
Child, Fred	1, Station Road, New Barnet, Herts.
Christy, Archibald Ernest .	6, Market Buildings, Chelmsford.
Coverdale, Frederick John .	Ingatestone Hall, Essex.
Crawter, John	Cheshunt, Herts.
Cumberland, Edward Anthony	Luton and Leighton Buzzard.
Duvall, John William . .	Hertford.
Eve, Herbert Trustram . .	2, St. Paul's Square, Bedford.
Eve, John Richard. . . .	St. Paul's Square, Bedford.
Fenn, John	The Hall, Ardleigh, and 146, High Street, Colchester.
Fenning, Herbert Samuel .	St. Paul's Square, Bedford.
Fields-Clarke, George Thomas	Estate Office, Southill Park, Biggleswade.
Foulkes, Septimus Giffard .	Tring, Herts.
Harding, Sidney Longhurst .	St. Alban's, Herts.
Hasluck, Lancelot Gerald .	Green Hill Park, New Barnet, Herts.
Heron, William Charles .	Uxbridge, Middlesex.
Hilliard, George Edward .	Chelmsford.
Hunt, Thomas	Baldock Street, Ware, Herts.
Kemp-Smith, James Frederick	Orsett, Essex.
Kemsley, Joseph William .	Corn Exchange, Romford.
Martin, Alfred John . . .	16, Duke Street, Chelmsford, Essex

Merry, Arthur Walker . .	Bridge Street, Leighton Buzzard
Newman, Thomas Harry . .	Rayne, Essex.
Nockolds, Martin	Saffron Walden, Essex.
Norman, James Maurice . .	Uxbridge, Middlesex.
Pain, George Lloyd . . .	35, Bedford Street, Woburn, Beds.
Parker, Charles Alfred . .	Maldon, Essex.
Robinson, Nathaniel Wishart	Marlowes, Hemel Hempstead, Herts.
Rumball. Aubrey	St. Alban's, Herts.
Shilcock, James	Hitchin, Herts.
Stafford, Robert Barry . .	83, High Street, Bedford.
Stanford, Charles Maurice .	23, High Street, Colchester.
Start, Joseph William . .	High Street, Colchester.
Surridge, Joseph Smith . .	Coggeshall, Essex.
Sworder, Hugh.	High Street, Epping.
Taylor, Edward Fergusson .	New Barnet, Herts.
Thurnall, John Edward . .	Royston, Herts.
Trethewy, Henry	Silsoe, Ampthill, Beds.
Vaizey, John George . . .	Bocking, Braintree, Essex.
Waddington, John Allen. .	Cole Green, Hertford, Herts.
Weall, John.	38, High Street, Watford, Herts.
Whitaker, Ernest Victor .	Gorsty Villa, St. Peter's Road, St. Alban's, Herts.
Woodman, Thomas Foster . .	32, St. Peter Street, St. Alban's.
Woods, Thomas	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 50 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

Frank Ward, Burnville, Tavistock.

Benson, Robert Alan . . .	Duchy of Cornwall Office, Liskeard.
Body, Arthur	15, Princess Square, Plymouth.
Body, John Bond	15, Princess Square, Plymouth.
Bourne, Robert Elliott . .	Elwell, Totnes.
Brown, George	Roborough House, Barnstable.
Commin, Frederick James . .	7, Bedford Circus, Exeter.
Cooper, John Groves . . .	Bideford.
Corderoy, Athelstane. . .	12, George Street, Plymouth.
Drew, Henry Alban . . .	15, Queen Street, Exeter.
Drew, Henry	15, Queen Street, Exeter.

Drew, John Gould	15, Queen Street, Exeter.
Dudley, Edgar	Bedford House, 24, Bedford Street, Plymouth.
Dymond, Francis Williams	Exeter.
Elliott, Charles	George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge.
Foster, Joseph Burgess	4, Cambridge Street, Plymouth.
Frost, Frederic Cornish	Teignmouth.
Greenwood, Joseph	Royal Engineer Office, Devonport.
Jenkin, Arthur Pearse	Trewirgie, Redruth.
Kittow, John	West Holm, Launceston.
Lethbridge, Walter	1, Leigham Villas, Plymouth.
Lock, William Henry	Instow.
Loveys, Arthur Clampitt	Moretonhampstead.
Lucas, John Archibald	Guildhall Chambers, High Street, Exeter.
Madge, John	Tolcis, Axminster.
Michelmore, Alfred	Berry Pomeroy Estate Office, Totnes.
Osmond, Edward	Oakford, Upton Pyne, Devon.
Parsons, Henry John Donne	Bamfylde House, Exeter.
Pearse, William	Stoliford, Modbury.
Pinney, John George	Brooklyn House, Axminster.
Rendell, Arthur Stephen	Market Terrace, Newton Abbot.
Rundle, Edward Collins	Bedford Estate Office, Tavistock.
Smyth-Richards, George Cobley	6, Castle Street, Barnstaple.
Stapledon, Ernest Allen	Bridge Chambers, Bideford, North Devon.
Stooke, James	Courtenay Street, Newton Abbot.
Symons, Philip	Fore Street, Totnes.
Tanner, John Melhuish	Wembworthy.
Thorne, Arnold	Cross Street, Barnstaple.
Thring, Douglas Theodore	Granville Estate Office, Bude, North Cornwall.
Ward, Daniel	8, Courtenay Street, Plymouth.
Ware, Charles Edwin	Gandy Street Chambers, Exeter.
White, Arthur Jeffrey	Wrangaton Manor, Ivybridge, South Devon.

Total, 42 Members.

(N,) SOMERSET, GLOUCESTER, AND NORTH WILTS COMMITTEE.

Chairman.

Robert Fowler Sturge, 34, Corn Street, Bristol.

Addie, Peter	The Council House, Bristol.
Anderson, Robert, Jun.	The Barton, Cirencester.

Andrew, Thomas Hawkes . .	Williton, Somerset.
Bennett, Thomas Oatley . .	Bruton, Somerset.
Bishop, Charles	Regent Circus, Swindon, Wilts.
Brinkworth, Robert Edward	St. Mary's Street, Chippenham.
Bruton, Henry William . .	Albion Chambers, Gloucester.
Daniel, Harry Augustus Hood	Hill End, Henbury, near Bristol.
Edwards, Arthur Phippen .	Hutton, near Weston-super-Mare.
Farwell, Frederick George .	11, Laura Place, Bath.
Ferris, George	Milton Manor, Pewsey, Wilts.
Harle, John Joseph . . .	Tortworth Estate Office, Falfield, Gloucester.
Heard, Herbert	Shepton Mallet, Somerset.
Hippisley, Edwin Maggs . .	4, Chamberlain Street, Wells.
Hippisley, William John . .	12, Chamberlain Street, Wells.
Jeans, Mark	Marlborough, Wilts.
Knowles, Henry	Linden Grove, The Spa, Gloucester.
Marshall, Lionel Hasler .	Chippenham, Wilts.
Mundy, Herbert	Manvers Street, Trowbridge.
Munro, Philip	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
Mylne, William John Home .	Sabrina, Clevedon Road, Weston-super-Mare.
Napier, Henry Burroughes .	Chippenham, Wilts.
Oakley, Edward Benjamin .	Dulverton, Parkstone.
Oliphant, George A. J. . .	Chatley House, Norton St. Philip, near Bath.
Parsons, Frank Donisthorpe .	Misterton, Crewkerne.
Parsons, Robert Maurice Peters	Misterton, Crewkerne.
Peard, John Grigg . . .	North Curry, near Taunton.
Pritchett, Ellis Herbert .	Regent Circus, Swindon, Wilts.
Ransford, Benjamin Herbert	St. Chads, The Shrubbery, Weston-super-Mare.
Sadler, George William . .	467, High Street, Cheltenham.
Scammell, Thomas	1, St. Stephen Street, Bristol.
Silcock, Thomas Ball . . .	14, Abbey Churchyard, Bath.
Smith, Henry Herbert . .	Chippenham, Wilts.
Spackman, Charles Chantrey.	6, Terrace Walk, Bath.
Spackman, Henry	6, Terrace Walk, Bath.
Sturge, William	34, Corn Street, Bristol.
Trepplin, Ernest C. . . .	Wastern, Wootton Bassett.
Villar, James	1A, Cambray, Cheltenham.
Wainwright, Charles Rawlinson	Shepton Mallet.
Walker, Joseph Arthur . .	Ashton Court Estate, Long Ashton, Clifton, Bristol.
Watkins, Robert Arundeh .	Castle Combe, Chippenham.

Wise, Charles Dacres . .	Toddington, Winchcomb, Gloucester.
Wooler, Walter Hernaman .	Waterloo Street, Weston-super-Mare.

Total, 44 Members.

(O.) HAMPSHIRE, DORSET, AND SOUTH WILTS COMMITTEE.

Chairman.

George Carleton Day, Estate Office, Woodbridge, Shaftesbury, Dorset.

Allen, George	Estate Offices, Stalbridge, Dorset.
Arnold, Francis	Chilland, Winchester, and Hambledon, Hants.
Austin, Richard	Bishop's Waltham, Hants.
Austin, Richard, Jun. . . .	Bishop's Waltham, Hants,
Baird, Jonathan Peel . . .	Estate Office, Whitekirk, Southborne, Christchurch, Hants.
Bath, Fred	Crown Chambers, Salisbury.
Bird, James Binfield . . .	West Cowes, Isle of Wight.
Blake, Frederick	130, Queen Street, Portsea, Hants.
Blizard, John Henry . . .	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew .	2, High Street, Southampton.
Burns Gavin James . . .	R.E. Office, The Nothe, Weymouth.
Canning, William Browne .	Salisbury.
Clifton, James Edward . .	Swanage, Dorset.
Cocks, Samuel Roger . . .	5, St. Thomas's Street, Ryde.
Coleman, Thomas Everit . .	Royal Engineer Office, Gosport.
Combes, Cyrus	Tisbury, Wilts.
Crickmay, George Rackstrow	St. Thomas' Street, Weymouth.
Crickmay, John Edward . .	St. Thomas' Street, Weymouth.
Duke, Edward	Dorchester.
Duke, Henry	Dorchester.
Eames, Edward	Stoke Manor, near Alresford.
Elford, John	King Street, Poole.
Ellen, Frederick Charles .	Andover.
Gater, Caleb William . .	Salisbury.
Goodchild, Josiah	Royal Victoria Hotel, Swanage.
Gudgeon, George Edward .	Estate Agency Offices, Winchester.
Hall, Ernest	57, Commercial Road, Portsmouth, Hants.
Hankinson, Thomas James .	Richmond Chambers, Bournemouth.
Hannen, Reginald St. John .	The Cottage, Fordingbridge, Salisbury.
Harris, James	Winchester.
Hawker, Harry Edwin . .	St. Peter's Chambers, Bournemouth.
Herbert, Allan	The Market Place, Andover.
Hill, William Burrough . .	62, Above Bar, Southampton.

Jerome, Thomas Stroud . .	Royal Engineer Office, South Aldershot.
Jurd, William	5, Cranbury Place, Southampton.
Kent, George Edward . . .	Normanhurst, Cavendish Road, Southsea.
King, Thomas	Pembroke House, Portsmouth.
King, Sir William David, D.L.	Stratford Lodge, Southsea.
Lane, Ernest Lacan . . .	92, Old Christchurch Road, Bournemouth.
Lemon, James	Southampton.
Lywood, Edwin	Norman Court, Clatford, Andover.
Marvin, Albert Edward . .	Marl Hill, Carisbrooke.
Mitchell, George Sharman .	Upper Adhurst, Petersfield, Hants.
Newman, Francis	Ryde, Isle of Wight.
Newton, Thomas Edwin . .	45, Jewry Street, Winchester.
Oakley, Edward Benjamin .	Westville, Parkstone, Dorset.
Paterson, Charles	Canford, Wimborne, Dorset.
Perkins, Walter Frank . .	Portswood House, Southampton.
Rawlence, Ernest Alfred .	Newlands, Salisbury.
Rawlence, James Edward .	The Canal, Salisbury.
Raynbird, Hugh Edward . .	Basingstoke, Hants.
Rebbeck, Edward Wise . .	Stafford Lodge, Bournemouth.
Rebbeck, Thomas Warren .	Gervis Place, Bournemouth.
Richards, George Edward .	St. John's Hill, Wimborne.
Riddett, William Hammond .	Townhall Chambers, Ryde.
Rigden, Francis	Salisbury.
Rigden, Henry William . .	Salisbury.
Robey, Robert	Oaklands, East Tytherley, near Romsey.
Robinson, Edmund Arthur .	Lee-on-the-Solent, Gosport, Hants.
Roker, Mitchel John . . .	Snowdenham, Branksome Park, Bournemouth.
Rutherford, James Augustine	Highclere Park, near Newbury.
Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash, Dorset.
Saunders, Theodore Ridley.	Belgrave Chambers, Ventnor.
Senior, Harry Samuel . . .	Sturminster Newton, Dorset.
Simmons, Charles Franklin .	Basingstoke, Hants.
Smith, Charles Bovill . .	Wykeham House, Fareham, Hants.
Smith, Frederick John . .	21, Portland Street, Southampton, and Basingstoke.
Smith, George Alfred . .	78, Parchment Street, Winchester.
Squarey, Elias Pitts . . .	The Moot, Downton, Salisbury.
Squarey, Newell William Pitts	Bemerton, Salisbury.
Stallard, Alfred Edwin . .	West Street, Havant.
Stirton, Thomas	Estate Office, West Stratton Station, Micheldever.
Stopher, Thomas	Winchester.
Studdy, Thomas Edward . .	Estate Office, Basing Park, Alton.
Tory, John Edward . . .	Dorchester, Dorset.

VERNON-INKPEN, GEORGE CHAS.	75, King's Road, Southsea.
WALLINGTON, JOHN ARTHUR BEACH	Basingstoke, Hants.
WALMISLEY, JOSEPH WILLIAM .	7, King's Terrace, Southsea.
WARNER, HENRY.	Faringdon, Alton, Hants.
WATERS, EDWARD	The Canal, Salisbury.
WATSON, ALFRED	Braeside, Alum Chine, Bournemouth West.
WAY, HENRY JAMES . . .	109, Lower St. James' Street, Newport, Isle of Wight.
WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot.
WESTBURY, GEORGE HENRY . .	The Knoll, Andover.
WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield.
WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
WOOLLEY, JOHN TURTON . .	Salisbury.
YOUNG, CHARLES	Alton, Hants.
YOUNG, HARRY AUSTIN LINDSAY	The Johnstone Estate Office, Weymouth.

Total, 90 Members.

(P.) KENT COMMITTEE.

Chairman.

GEORGE LANGRIDGE, The Broadway, Tunbridge Wells.

AMOS, FRANK	3, The Parade, Canterbury.
BARTON, HARRY HOWELL . .	17, Guildhall Street, Folkestone.
BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells.
BRACKETT, FREDERICK HENRY.	27, High Street, Tunbridge Wells.
BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells.
BRADFORD, WALTER	19, Westbrook, Canterbury Road, Margate.
BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford.
CHILD, HENRY JOHN . . .	Royal Engineer Office, Sheerness.
COBB, HERBERT MANSFIELD .	Higham.
COBHAM, CHARLES	The Shrubbery, Gravesend.
COBHAM, GEORGE WILLIAM . .	1 and 3, Edwin Street, Gravesend.
COOKE, HENRY	Watts Avenue, Rochester.
CRONK, EDWYN EVANS . . .	Sevenoaks.
CRONK, FRANK	Sevenoaks.
CRONK, WILLIAM HENRY . .	Sevenoaks.
DANN, HENRY	Dartford.
DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone.
ELGAR, J. EDWARD	Crockshard, Wingham.
FINN, ADOLPHUS	High Street, Lydd, and Rye.
FINN, ARTHUR GEORGE . . .	The Deanery, Chartham.
FINN, FRED, JUN.	Sole Street House, Selling, Faversham.
FINN, GEORGE WILLIAM . .	Westwood Court, Faversham.

Freeman, Sydney . . .	The Broadway, Tunbridge Wells.
Fry, George Frederick . .	46, London Road, Dover.
Hammond, Robert William .	Royal Engineer Office, Inner Lines, Chatham.
Harvey, John James Sayer .	80, Castle Street, Canterbury.
Hayward, Frederick George	Dover.
Hayward, Henry	Dover.
Hinds, Henry	57, Queen Street, Ramsgate.
Hobbs, John	Estate Office, Ashford.
Homan, Franklin George . .	147, Eastgate, Rochester.
Homan, Hubert Franklin .	147, Eastgate, Rochester.
Honeyball, Fred. Thomas .	Deal.
Hooper, Cecil Henry . . .	Highlands, Swanley.
Jackson, William Tress . .	117, High Street, Sittingbourne.
Jennings, William Joseph .	4, St. Margaret's Street, Canterbury.
Kerl, William James . . .	49, Copers Cope Road, Beckenham.
Kidwell, John	St. Margaret's Bank, Rochester.
Latter, Hugh Robinson . .	The Town Hall, Bromley.
Lepper, John Harrage . .	10, Market Square, Bromley.
Lucas, William Edward . .	Bexley.
Mann, Jabez	Sevenoaks.
Neame, Frederick, Jun. . .	Macknade, Faversham.
Neve, Herbert	Pullington, Benenden, Cranbrook.
Page, Stanley Hatch . . .	1, Harbour Street, Ramsgate.
Payne, Frederick	10, Market Square, Bromley.
Phillips, Frederick Hamilton	12, Belgrave Gardens, Dover.
Prall, Herbert Alexander .	Martin's Bank Chambers, Dartford.
Prall, Herbert Edward . .	150, Eastgate, Rochester.
Rawlins, William	Kent Fire Office, Maidstone.
Roper, William	49, Mount Pleasant Road, Tunbridge Wells.
Rudkin, Arthur John . . .	St. Ann's, Bromley.
Scriven, Charles Herbert .	Agency Office, Thong, Gravesend.
Seymour, Richard Arthur Hamilton	46, Earl Street, Maidstone.
Slater, George	Canterbury.
Smith, Frank Braybrooke .	South Eastern Agricultural College, Wye.
Smith, George	Boughton Monchelsea.
Taylor, Edgar Charles . .	Royal Engineer Office, Gravesend.
Temple, Frederick Wilson .	29, Sandgate Road, Folkestone.
Tompsett, William Robert .	Meadhurst, Tonbridge, and Paddock Wood.
Tootell, Charles	13, King Street, Maidstone.
Tootell, Joseph	13, King Street, Maidstone.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Waring, Herbert Fuller . .	46, Earl Street, Maidstone.
Waterman, Alfred James . .	20, Week Street, Maidstone.
Waterman, James	Tenterden.
Webb, George	Tunstall, Sittingbourne.
White, John	Granville Road, Sevenoaks.
Wood, William	Ivymeath, Snodland, Rochester.

Total, 70 Members.

(Q.) SUSSEX COMMITTEE.

Chairman.

JAMES WOODHAMS, Havelock Road, Hastings.

AUSTEN, FRANK	Marling Place, Wadhurst.
BANNISTER, THOMAS	Limehurst, Hayward's Heath.
BEARD, EDWIN THOMAS	Wallsend, Pevensey, Sussex.
BOWLEY, JOHN CROSS	Norman Terrace, Hastings.
BURTENSHAW, ALBERT	Hailsham.
CARD, HENRY CURTIS	North Street, Lewes.
CHASEMORE, PHILIP	Ashleigh, Horsham.
COLGATE, THOMAS	Sheffield Park, Uckfield.
DAVEY, HENRY THOMAS	24, Priory Avenue, Hastings.
DRAY, ALFRED	Town Hall Chambers, Hastings.
GARDNER, GILBERT	Ifield Court, Crawley.
HOBGEN, FRANCIS NEALE	East Street, Chichester.
HOBGEN, THOMAS CECIL	East Street, Chichester.
HOWARD, HARRY	17, Clifton Road, Littlehampton.
HUDSON, EDWARD WILLIAM	Hove.
INGRAM, WALTER FIELDE	2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton.
JENNER, WILLIAM	1, Western Road, Hove, Brighton.
KING, FRANK HULME	Horsham.
MARTIN, THOMAS	34, Elphinstone Road, Hastings.
MAY, FRANCIS JOHN CHARLES	Town Hall, Brighton.
MORRIS, HERBERT	Lewes.
PARRIS, CHARLES JOHN	Groombridge, Sussex.
PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton.
POWELL, HUBERT JOHN	Hill Lodge, Lewes.
POWELL, REGINALD HENRY	St. Swithun's Lane, Lewes.
REEVE, KINGSNORTH	High Street, Rye.
SMITH, SIDNEY	Southwater, Horsham.
TAYLOR, MATTHEW	Northchapel, Petworth.
TURNER, CHARLES	Oakhurst, East Grinstead.
WATNEY, WALTER DANIEL	27, Terminus Road, Eastbourne.
WATSON, HERBERT EDWARD	New Grove, Petworth.
WELCH, FREDERICK WILLIAM	168, North Street, Brighton, and Hove.
WILKINSON, THOMAS	168, North Street, Brighton, and Hove.
WYATT, OLIVER NEWMAN	East Street, Chichester.

Total, 35 Members.

(R.) NORTH WALES AND RADNOR COMMITTEE.

Chairman.

JOHN EDWARD POUNDLEY, Kerry, Newtown, Montgomeryshire.

ADDIE, WILLIAM FORRESTER	Powis Castle Estate Office, Welchpool, Montgomeryshire.
CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh.
DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
GILLART, DAVID	Towyn, Merionethshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
JONES, WILLIAM EDWARD	Anglesey Estate Office, Craig, Llanfair P.G., Anglesey.
MCINTYRE, PETER	Gwydyr Ucha, Llanrwst, N. Wales.
MACNICOLL, DOUGLAS HENRY	Derwas, Abergele, Denbighshire.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
PICKERING, WILLIAM CLOVES	Rhewl House, Mostyn, Flintshire.
PORTER, JOHN MERRY	Estate Office, Colwyn Bay, N. Wales.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SWETENHAM, HENRY	Estate Office, Hawarden.
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM	Rhayader, Radnorshire.
WILLIAMS, WILLIAM LLOYD	24, High Street, Carnarvon.

Total, 19 Members.

(S.) IRISH LAND AGENTS' COMMITTEE.

Chairman.

HENRY DUPRÉ MALKIN BARTON, The Bush, Antrim.

ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
ADAIR, JOHN OLPHERT	Ballynoe, Tullow, Co. Clare.
ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.

Alexander, Robert Arthur .	Glenmore, Drogheda, Co. Meath.
Anderson, Alex. Carew . .	Ballymountain House, Ferrybank, Waterford.
Armstrong, Alexander Moore, Capt.	Culmore House, Kilrea, Co. Londonderry.
Armstrong, Elliott Graham .	Rent Office, Ahascragh, Co. Galway.
Baillie, John Robert . . .	Dunfanaghy, Co. Donegal.
Baldwin, Chambré Corcor Thomas.	7, Leinster Street, Dublin.
Barrington, John Beatty . .	Limerick.
Barton, Robert Culley . .	Millmount Road, Mullingar, West Meath.
Beamish, William Henry . .	17, South Mall, Cork.
Bigger, John James Eastwood	Fairymount, Dundalk.
Blackley, Travers Robert .	Drumbar, Cavan.
Blakeney, Robert Edward .	Arm Lodge, Castlerea, Co. Roscommon
Bowen, Edward Ferguson .	Glendine, Arthurstown, Waterford.
Boyd, William Henry . . .	Ballymacool, Letterkenny.
Bradshaw, Robert Macnevin .	25, South Frederick Street, Dublin.
Bridge, Henry Powell . .	Dungar Park, Roscrea, Tipperary.
Broadley, Edward Barry . .	73, South Mall, Cork.
Brooke, Arthur	White House, Killybegs, Co. Donegal.
Browne, Ernest H. . . .	Brookfield, Tullamore.
Brownlow, Charles . . .	Mountstewart, Newtonwards.
Brownlow, Claude	Glenada, Newcastle, Co. Down.
Burke, Henry Anthony . .	Drumkeen, Ballinamallard, Co. Fermanagh.
Burke, William Creaghe . .	Ballinrobe, Co. Mayo.
Butler, Walter Selby . .	Green Mount, Castle Bellingham, Co. Louth.
Carroll, Theodore Frederick	80, South Mall, Cork.
Carroll, Joseph Hatton . .	80, South Mall, Cork.
Carson, William B. . . .	3, Willow Bank, Kingstown.
Chambré, Hunt Walsh . . .	Estate Office, Dungannon.
Chatterton, Robt. Smith . .	Belmount, Raheney, Co. Dublin.
Cochrane, John	Combermore, Lifford, Co. Donega'.
Coote, Orlando Robert . .	Auburn, Athlone.
Coote, Stanley Victor. . .	Donadea Castle, Kilcock, and The Orchard House, Wargrave, Berks.
Cordner, Clement Kennedy .	Greenmount, Muckomore, Co. Antrim.
Corry, Oscar Henry Lowry .	Antrim.
Creagh, Arthur Gethin . .	Mallow, Co. Cork.
Crosbie, James Dayrolles . .	Gurtenard, Listowel, Co. Kerry.
Darley, Edmund Sanders . .	5, College Green, Dublin.
Darley, Henry Ponsonby Shaw	Estate Office, Carrick-on-Shannon, Co. Leitrim.
Dean, George B.	Baila Lodge, Balla, Co. Mayo.
Denny, Francis Mcgillycuddy	17, Denny Street, Tralee.
Dickinson, Charles . . .	36, South Frederick Street, Dublin.

Dolling, Caledon Josias Radclyffe	3, Lower Pembroke Street, Merrion Square, Dublin.
Dopping, James Henry, Col.	112, Pembroke Road, Dublin.
Edgeworth, Thos. Newcomen	Kilshrewly, Edgeworthstown.
Ellis, Ernest Francis Leslie	Estate Office, Gorey, Co. Wexford.
Evans, William	Gillardstown House, Killucan.
Farrell, Edward Francis	Moynalty, Kells, Co. Meath.
Fetherstonhaugh, Theobald	Grouse Lodge, Moate, Co. Westmeath.
Fitzgerald, Jas. H. B. Penrose	The Estate Office, Middleton, Co. Cork.
Fitzgerald, Peter David	66, George Street, Limerick.
Fitzgerald, Robert John	Ballyard House, Tralee.
Fitzherbert, Henry Corry	Millbrook, Abbeyleix, Queen's County.
Fowler, Edward Willoughby	The Earl of Clancarty's Estate Office, Ballinasloe, Co. Galway.
Franks, Matthew Henry	Westfield, Mountrath.
Franks, Matthew Henry, Jun.	Westfield, Mountrath.
Forbes, Arthur	Earls Vale, Cavan.
French, Savage	17, South Mall, Cork.
Frend, Causabon William	Parsonstown, King's County.
Frend, Henry	Mitchelstown, Co. Cork.
Galbraith, Hugh	21, Westland Row, Dublin.
Garrett, James Hugh Moore	Castlewellan, Co. Down.
Garvey, Toler R.	Thornvale, Moneygall, King's County.
Garvey, Toler Robert, Jun.	Estates Office, Parsonstown.
Godley, Archibald	Killygar, Killeshandra.
Gloster, Thomas Edward	Collon, Co. Louth.
Hamilton, Arthur	40, Lower Dominick Street, Dublin.
Hamilton, Edward Chetwood, Major	Woodstock Estate Offices, Inistioge.
Hardman, Edward Chambré	14, Molesworth Street, Dublin.
Harvey, James Geo. Morewood	Northern Bank Buildings, Londonderry.
Hearn, Charles Richard	Armaghroe House, Caledon, Co. Tyrone.
Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
Hodson, Gilbert Neville	Hollybrooke, Bray, Co. Wicklow.
Hodson, Richard Edmond	Coolfadda House, Bandon, Co. Cork.
Holmes, William Eden	69, Dann Street, Dublin.
Horsford, Edward Henry Poe	76, George Street, Limerick.
Humphreys, Daniel Peard	80, South Mall, Cork.
Hunt, William Lewis	83, George Street, Limerick.
Hunt, William Power	64, George Street, Limerick.
Hussey, Maurice T. G.	Loughglynn House, Castlerea.
Hussey, Samuel Murray	Edenburn, Gortalea, Co. Kerry.
Hutchins, Samuel Newburgh	Ardnagashel, Bantry, Co. Cork.
Irvine, Hy. Lieut.-Col.	Omagh.

Jameson, Robt. William . .	Estate Office, Foynes, Co. Limerick.
Johnson, Jocelyn Otway . .	Kilganon, Enniskerry.
Johnstone, John Brett . .	Ballycastle, Co. Antrim.
Keane, Marcus	Beech Park, Ennis, Co. Clare.
Kelly, Richard Henry. . .	21, The Mall, Waterford.
Kincaid, James Stewart . .	7, Leinster Street, Dublin.
Kincaid, Joseph Westby . .	7, Leinster Street, Dublin.
Knight, Maurice Charles . .	Lansdowne, Bray.
Knox, Albert Frederic . .	Estate Office, Ballina.
Knox, Albert Henry . . .	Rahins, Ballina.
Knox, Edward Ernest . . .	8, Milward Terrace, Bray.
Knox, Ernest Henry . . .	Rahins, Ballina.
Kough, Thomas	Estate Office, Kilkenny.
L'Estrange, Christopher Arthur	Estates Office, Sligo.
Lloyd, Averell	Tamnamore, Moy, Co. Tyrone.
M'Clintock, Arthur . . .	Downshire Office, Hillsborough, Co. Down.
McClintock, Charles Edward, Lieut-Col.	Glendaragh, Crumlin, Co. Antrim.
McCullagh, James W. . . .	Glasslough, Co. Monaghan.
McDonald, Allan	Glenarm, Co. Antrim.
Mahon, George Gilbert . .	The Rent Office, Ahascragh, Co. Galway.
Marmion, Thomas Henry . .	Estates Office, Cappoquin.
Maude, Anthony Fritz . .	Drumadreary, Irvinestown, Co. Fermanagh.
Maude, Christopher Hugh .	Lenaghan, Enniskillen, Co. Fermanagh.
Maude, Maurice Ceeley . .	Lenaghan, Enniskillen, Co. Fermanagh.
Maunsell, Richard Edward .	9, Ely Place, Dublin.
Maxwell, Henry Perceval .	Old Bank House, Cahir, Co. Tipperary.
Murphy, James Fraser, Major	Estate Office, Boyle, Co. Roscommon.
Newport, George Bellingham	Rockview, Inistioge, Co. Kilkenny.
Nunn, William Bolton . .	George Street, Wexford, and Castlebridge.
Osborne, Charles W. . . .	Rosnaree, Slane, Co. Meath.
Owen, Arthur John . . .	Shanvaghey, Ballacolla, Queen's County.
Palmer, Charles Nugent . .	Rahan House, Edenderry.
Penrose, James Edward . .	Estate Office, Lismore Castle, Lismore.
Penrose, William Robert .	Estate Office, Rose Lane, Waterford.
Perry, S. W., Capt. . . .	The Grange, Ballymena, Co. Antrim.
Powell, Robert	Westport, Co. Mayo.
Purcell, Wills W.	Dromore, Mallow.
Quin, Richard	Monasterboice House, Drogheda.
Quin, William Thomas Cuffe	Kilbeggan, Co. Westmeath.
Roberts, Edward Ussher . .	The Rent Office, Longford.
Robinson, James Dodwell . .	Seamount, Sligo.
Robinson, William Godfrey .	Tirnaskea, Cookstown.

Robinson, Henry Arthur . .	Roundstone, Galway.
Robinson, Richd. St. George .	Seamount, Sligo.
Rochfort, William	Cahir House, Cahir, Co. Tipperary.
Roe, William James . . .	11, Westland Row, Dublin.
Rogers, Harry	The Hill, Monaghan.
Ruttledge, Francis . . .	Coolbawn, Enniscorthy.
Ruttledge, Thomas Henry Bruen	Erindale, Carlow.
Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co. Cork.
Sanders, Charles Stewart .	Sanders Park, Charleville.
Scott, John Russell . . .	60, Mountjoy Square, Dublin.
Scott, John William . . .	Rostevan, Ennis, Co. Clare.
Smith, George Young . . .	Ergenagh, Omagh, Co. Tyrone.
Smith, Sidney Edward . . .	Derryvale, Roscrea.
Stewart, Edwd. P., Capt. . .	21, Westland Row, Dublin.
Stewart, George Francis . .	Summerhill, Killiney, Co. Dublin.
Stewart, William Thomas. .	6, Leinster Street, Dublin.
Stokes, Frank	60, Dawson Street, Dublin.
Stokes, Richard	60, Dawson Street, Dublin.
Stopford, The Hon. George Frederick William . . .	The Estate Office, Gorey, Co. Wexford.
Studdert, R. R.	Hazlewood, Quin, Co. Clare.
Swiney, William D. . . .	Moyagh, Ramelton.
Synge, Edward	Rathe, Kingscourt, Co. Cavan.
Tailyour, Alexander . . .	Estate Office, Arklow, Co. Wicklow.
Talbot-Crosbie, Wm. David .	Cloonca, Mount Talbot, Roscommon.
Tanner, Kearns Deane, Major	Belleville Park, Cappoquin, Co. Waterford.
Tatlow, John Garnett . . .	14, South Frederick Street, Dublin.
Tatlow, Tissington William Garnett	14, South Frederick Street, Dublin.
Taylor, J. Godfrey L. . . .	Grangeville, Fethard, Co. Waterford.
Tener, Edward Shaw . . .	The Square, Loughrea, Co. Galway.
Tisdall, Hy. Chichester . .	Dulargy, Ravensdale, Co. Louth.
Townsend, Charles Eyre Coote	Fairyhouse, Kilmallock.
Townsend, Robert Uniacke Fitzgerald	18, South Mall, Cork.
Townsend, Thomas Crofton Croker	Ardbrae, Bray, Co. Wicklow.
Townshend, Charles Loftus .	15, Molesworth Street, Dublin.
Townshend, Charles Uniacke	14, Molesworth Street, Dublin.
Townshend, James Richard Clarke	23, South Frederick Street, Dublin.
Townshend, Loftus Uniacke .	Estate Office, Mallow.
Townshend, Thomas Courtney	23, South Frederick Street, Dublin.
Trench, Arthur.	Dromkeen, Cavan.
Trench, Geo. Frederic. . .	Estate Office, Ardfert, Co. Kerry.
Trench, James Currie . . .	Beverston, Dundrum, Co. Dublin.

Trench, John Townsend . .	Kenmare, Co. Kerry.
Trench, Philip Francis Chenevix	30, Kildare Street, Dublin.
Turner, Frederick Adolphus Brabazon	The Estate Office, Gorey.
Tyndall, Albert Henry . .	Ballyanne House, New Ross, Co. Wexford.
Tyrrell, Garrett Charles .	Ballinderry, Carbery, Co. Kildare.
Vandeleur, Cecil Ernest . .	Estate Office, Mallow, Co. Cork.
Vereker, Henry Robert . .	Summerville, Westport, Co. Mayo.
Vernon, Arthur Pomeroy . .	1, Wilton Place, Dublin.
Vernon, Fane	Pembroke Estate Office, Wilton Place, Dublin.
Verschoyle, William Henry Forster	Woodley, Dundrum.
Ward, Somerset, The Hon. .	Isle o' Valla House, Downpatrick.
Warnock, Thomas Archibald .	Portaferry, Co. Down.
Warren, Richard Lane . . .	61, South Mall, Cork.
Watson, Arthur B. . . .	2, Seapoint Terrace, Monkstown, Co. Dublin.
Watson, William James . .	Aughavilla Lodge, Warrenpoint, Co. Down.
Welply, James	65, George Street, Limerick.
Webb, Charles	Rahilly, Sligo.
White, Arthur	99, George Street, Limerick.
White, Richard	Cloncallon, Ballymahon, Mullingar.
Willis, Gilbert de Laval . .	4, Kildare Street, Dublin.
Willis, Henry de Laval . .	Ennis, Co. Clare.
Wilson, Arthur Jn. de Courcy	Garvagh, Edgeworthstown.
Wynne, Alered Henry. . .	Collon, Drogheda.
Young, George Lawrence . .	Randalstown, Co. Antrim.
Young, Owen Waller O'Grady	Harristown, Castlerea, Co. Roscommon.

Total, 195 Members.

(T.) SCOTTISH COMMITTEE.

Chairman.

Thomas Binnie, 207, Hope Street, Glasgow.

Adam, Thomas	27, Union Street, Glasgow.
Anderson, Robert	95, Bath Street, Glasgow.
Barr, James	221, West George Street, Glasgow.
Beattie, William Halden. .	11, Glencairn Crescent, Edinburgh.
Beattie, William Hamilton .	136, George Street, Edinburgh.
Brown, William	138, West Regent Street, Glasgow.
Bryden, Robert A. . . .	212, St. Vincent Street, Glasgow.

Burnet, Frank	180, Hope Street, Glasgow.
Connor, George Harry Adams	Estates Office, Longniddry, N.B.
Copland, William Robertson	146, West Regent Street, Glasgow.
Cullen, Alexander. . . .	Clyde Street, Motherwell, N.B.
Dansken, Alexander Brown .	105, West George Street, Glasgow.
Dansken, John	241, West George Street, Glasgow.
Davidson, James Inglis . .	Sangton Mains, Edinburgh, and 175, West George Street, Glasgow.
Duke, Freke Guy Rashleigh .	Braehead, Kilmarnock.
Fortune, George Robert . .	Portland Estate Office, Kilmarnock.
Fraser, Thomas Smellie . .	209, St. Vincent Street, Glasgow.
Fraser, William	209, St. Vincent Street, Glasgow.
Glendinning, George Robert	Hatton Mains, Kirknewton, Midlothian.
Hamilton, Robert	Lands Valuation Office, Greenock.
Hart, Patrick Campbell, A.M.I.C.E.	134, St. Vincent Street, Glasgow.
Hill, Thomas Nelson . . .	180, Hope Street, Glasgow.
Howatt, William	146, Buchanan Street, Glasgow.
Kirkwood, Charles	67, West Regent Street, Glasgow.
Knox, Alexander	221, West George Street, Glasgow.
Laing, John	20, Bridge Street, Glasgow.
Lammie, George	138, Hope Street, Glasgow.
Lawrence, Peter	50, Frederick Street, Edinburgh.
MacDougall, Robert . .	138, West Regent Street, Glasgow.
McLean, Donald	Dunrobin Estate Office, Golspie, Sutherlandshire.
Makins, William Alexander .	79, West Regent Street, Glasgow.
Munro, Daniel	39, Hope Street, Glasgow.
Purdie, Anthony	241, West George Street, Glasgow.
Robertson, Walter Wood. .	3, Parliament Square, Edinburgh.
Scott, Robert	115, Wellington Street, Glasgow.
Sharp, John Grant	74, Buchanan Street, Glasgow.
Smellie, George	167, St. Vincent Street, Glasgow.
Smellie, Thomas Davies . .	209, St. Vincent Street, Glasgow.
Sproat, Robert	Lennox Plunton, Kircudbright.
Stevenson, Allan	14, Cathcart Street, Ayr, N.B.
Tannahill, Robert Dunlop .	Lands Valuation Office, Kilmarnock.
Taylor, Robert	70, Bath Street, Glasgow.
Turner, Joseph Harling . .	Portland Estate Offices, Kilmarnock.
Whyte, John	City Chambers, Glasgow.
Winning, Douglas Campbell Wills	Municipal Buildings, Broughty Ferry, N.B.

Total, 46 Members.

Local Distribution of Members.

June 1st, 1898.

BEDFORDSHIRE.

BEDFORD.

Fellows :—
Eve: Herbert Trustram.
Eve: John Richard.
Fenning: Herbert Samuel.
Stafford: Robert Barry.

Professional Associates :—
Bradshaw: Arthur Stanley.
Eve: Charles Gerald.
Weston: Joseph Aurelius.

BIGGLESWADE.

Fellow :—
Fields-Clarke : George Thomas.

LEIGHTON BUZZARD.

Fellow :—
Merry: Arthur Walker.

LUTON.

Fellows :—
Cumberland: Edward Anthony
Franklin: Benjamin Belgrove.

Professional Associate :—
Green: Arthur Edward.

SILSOE.

Fellow :—
Trethewy: Henry.

WOBURN.

Fellow :—
Pain: George Lloyd.

Professional Associates :—
Ambler: Sydney Wood.
Hall: Chas. Pell.

BERKSHIRE.

ABINGDON.

Fellows :—
Adkin: Charles Duncan.
King: John Busby.

BERKSHIRE—*continued.*

ASCOTT.

Fellows :—
Franklin: Thomas.
Jones: Francis William.

BEEDON.

Professional Associate :—
White: Walter Ernest Coates.

BRACKNELL.

Professional Associate :—
Laumann: Montgomery Patrick John.

BUSCOT.

Professional Associate :—
Crosland: Walter.

COOKHAM-DEAN.

Professional Associate :—
Thompson: Roland O'Brien.

DIDCOT.

Fellow :—
Rich: Robert.

EATON-HASTINGS.

Professional Associate :—
Cambridge: William James.

ENGLEFIELD.

Fellow :—
Todd: Richard.

HUNGERFORD.

Fellow :—
Neate: Arthur Webb.

MAIDENHEAD.

Professional Associates :—
Drew: Walter Hubert.
Tilly: Hubert Douglas.

NEWBURY.

Fellows :—
Bingham: Alfred John.
Drewatt: Thomas
Neate: Arthur Webb.

Professional Associate :—
Colbourn: Henry James.

BERKSHIRE—*continued.*

READING.
Fellows:—
Bailey: Louis Hewitt.
Cooper: Arthur Leslie.
Egginton: Denys.
Egginton: John.
Haslam: Dryland.
Haslam: Dryland, Jun.
Millar: William Galt.
Peto: James Winder
Professional Associate:—
Goadby Howard.

STRATHFIELD SAYE.
Fellow:—
North: George Frederic.
Professional Associate:—
Bigg: Lionel Thursfield.

WALLINGFORD.
Fellow:—
Gale: Joseph John.
Associate:—
Wells: Alfred Dodd.

WANTAGE.
Fellows:—
Adkin: Charles Duncan.
Belcher: Edward John.

WINDSOR.
Fellows:—
Buckland: Frank Bowry.
Buckland: Henry Duneau.
Buckland: Sidney Crawford.
Nottage: William Griggs.

WOKINGHAM.
Professional Associate:—
Butler: Albert Ernest.

BUCKINGHAMSHIRE.

BUCKINGHAM.
Fellow:—
Harrison: James Thomas.
Professional Associate:—
Smith: James.

CHESHAM.
Fellow:—
Sanday: George Henry.

COLESHILL.
Professional Associate:—
Howland: Arthur Frank.

HIGH WYCOMBE.
Fellow:—
Vernon: Arthur,
Member of Council.
Professional Associates:—
Phillips: William Dearlove.
Wood: Leslie Stuart.

BUCKINGHAMSHIRE—*continued.*

LEIGHTON BUZZARD.
Fellows:—
Bruce: Robert Knight.
Cumberland: Edward Anthony.

MARLOW (GREAT).
Fellow:—
Lawrence: Arthur.

NEWPORT PAGNELL.
Fellow:—
Samuel: William John.

SLOUGH.
Fellows:—
Gurney: James.
Nottage: William Griggs.

STONY STRATFORD.
Fellow:—
Gotto: Frederick Edward.

WINSLOW.
Fellow:—
Wigley: George Davys Edward.

CAMBRIDGESHIRE.

BABRAHAM.
Professional Associate:—
Webb: Frederic Noel.

BALSHAM.
Professional Associate:—
Hankey: Gilbert Lionel.

CAMBRIDGE.
Fellows:—
Grain: Arthur Tress.
Jonas: Harry Marshall.
Jonas: John Carter.
Moyes: John Helenus.
Rowe: Richard Reynolds.
Scruby: William Thomas.
Professional Associates:—
Gray: Percy William.
Jonas: Samuel Marshall.

CHEVELEY.
Professional Associate:—
Garrod: Herbert James.

ELY.
Fellows:—
Bidwell: Charles,
Member of Council.
Bidwell: John Evans.
Pain: James.
Professional Associate:—
Bidwell: Philip Shelford.

CAMBRIDGESHIRE—*continued.*

LINTON.
Fellow:—
Chalk: Henry Philip.

LITTLEPORT.
Fellow:—
Martin: Heber Gambling.

MARCH.
Fellow:—
Little: William Cutlack.

NEWMARKET.
Fellow:—
Bellingham: Archibald Turner.
Professional Associate:—
Marriott: Cecil Wynne.

WISBECH.
Professional Associate:—
Davis: William Henry Harold.

CHESHIRE.

BIRKENHEAD.
Fellow:—
Mills: William Edward.

CAPESTHORNE.
Fellow:—
Carswell: William.

CHESTER.
Fellows:—
Goddard: Alexander.
Jones: Isaac Matthews.
Whalley: Henry Shaw.
Professional Associate:—
Elphick: George Pelham.

CREWE.
Fellow:—
McCracken: William.
Professional Associate:—
Cartwright: Alfred Stott.

DODDINGTON.
Fellow:—
Loring: John.

DUKINFIELD.
Fellow:—
Pearson: Alfred.

CHESHIRE—*continued.*

ECCLESTON.
Fellow:—
Parker: The Hon. Cecil Thomas.

FRODSHAM.
Fellow:—
Linaker: Charles Edward.

HAUGHTON.
Fellow:—
Owen: Richard Newsham.

HEATON CHAPEL.
Professional Associate:—
Pye: George Henry.

KNUTSFORD.
Fellow:—
Smith: John Thompson.

MARPLE.
Fellow:—
Hargraves: Stephen.

MIDDLEWICH.
Fellow:—
Hall: John Herbert.

NEW BRIGHTON.
Professional Associate:—
Johnson: Henry Labron.

NORTHWICH.
Fellow:—
Stocks: Frederick William.

RUNCORN.
Fellow:—
Evans: Charles Lee.

STOCKPORT.
Fellows:—
Brady: Charles Alldis.
Brady: William Hollinshed.

WILMSLOW.
Professional Associate:—
Halkyard: William Redford.

CORNWALL.

BUDE.
Fellow:—
Thring: Douglas Theodore.

LAUNCESTON.
Fellow:—
Kittow: John.

Associate:—
Cowlard: Christopher Lethbridge.

LISKEARD.
Fellow:—
Benson: Robert Alan.

REDRUTH.
Fellow:—
Jenkin: Arthur Pearse.

CUMBERLAND

ASPATRIA.
Professional Associate:—
Witton: James Percy.
Associate:—
Hill: John Smith.

CARLISLE.
Fellows:—
Hayton: Joseph William.
Hayton: Pattinson.
Heskett William James.
Richardson: George.
Professional Associates:—
Rook: Joseph Taylor.
Sale: Arthur Reed.

COCKERMOUTH.
Fellow:—
Clutton: William James.

GREYSOUTHEN.
Professional Associate:—
Watson: Claude Henry.

LOWTHER.
Professional Associate:—
Woof: Robert Stephenson.

NETHERBY.
Fellow:—
Bowman: John James.

PENRITH.
Fellows:—
Birkett: Tom.
Heskett: William James.
Hudson: James.
Little: William.

RAVENGLASS.
Fellow:—
Watt: Alexander.

CUMBERLAND—*continued.*

WHITEHAVEN.
Fellow:—
Stanley-Dodgson: Stanley Dickinson.

WORKINGTON.
Fellow:—
Potts: James.

DERBYSHIRE.

ALFRETON.
Fellow:—
Eardley: John William.

ALLESTREE.
Professional Associate:—
Harrison: John Edward.

BAKEWELL.
Fellow:—
Longsdon: Ernest Morewood.

BEAUCHIEF ABBEY.
Fellow:—
Sampson: William.

BRETBY.
Professional Associate:—
Campbell: Colin.

BUXTON.
Fellows:—
Hubbersty: Henry Alfred.
May: Thomas Henry.

CALOW.
Fellow:—
Thorpe: Christopher.

CHESTERFIELD.
Fellows:—
Jeudwine: William Wynne.
Margereson: Charles Frederic.
Martin: Gilson.

DERBY.
Fellows:—
Brailsford: Henry.
Fuller: Thomas Alfred.
Murray: Gilbert.
Parkin: John Robert.
Shaw: John.
Vice-President.
Shaw: John, Jun.
Tomlinson: Thomas.
Whitton: John William.
Wright: James.
Professional Associate:—
McCallum: Peter Service.
Associate:—
Strutt: The Hon. Frederick.

DUCKMANTON.
Fellow:—
Byron: Augustus William.

DERBYSHIRE—*continued.*

QUARNDON.
Professional Associate :—
Simpson : Leslie Shepherd.

SANDIACRE.
Professional Associate :—
Child : Edmund Herbert.

SHIPLEY.
Fellow :—
Sebastian-Smith : Charles.

SWANWICK.
Professional Associate :—
Wright : Ernest Beresford Fitz-Herbert

WINGERWORTH.
Fellow :—
Barnes : George Frederick.

DEVONSHIRE.

AXMINSTER.
Fellows :—
Madge : John.
Pinney : John George.

BARNSTAPLE.
Fellows :—
Brown : George.
Smyth-Richards : George Cobley.
Thorne : Arnold.
Professional Associates :—
Bowden : Harry.
Southcombe : John Charles.

BEERALSTON.
Fellow :—
Ward : Daniel.

BIDEFORD.
Fellows :—
Cooper : John Groves.
Stapledon : Ernest Allen.

DEVONPORT.
Fellow :—
Greenwood : Joseph.
Professional Associate :—
Venning : Alfred John Meybohn.

EXETER.
Fellows :—
Commin : Frederick James.
Drew : Henry.
Member of Council.
Drew : Henry Alban.
Drew : John Gould.
Dymond : Francis Williams.
Ellis : Albert Edward.
Lucas : John Archibald.
Parsons : Henry John Donne.
Ware : Charles Edwin.
Professional Associate :—
Whitton : Percy.

DEVONSHIRE—*continued.*

INSTOW.
Fellow :—
Lock : William Henry.

IVYBRIDGE.
Fellows :—
Elliott : Charles.
White : Arthur Jeffrey.

MODBURY.
Fellow :—
Pearse : William.

MORETONHAMPSTEAD.
Fellow :—
Loveys : Arthur Clampitt.

NEWPORT.
Professional Associates :—
Bowden : John Friendship.
Fox : Frederick Russell.

NEWTON ABBOT.
Fellows :—
Rendell : Arthur Stephen.
Stooke : James.
Professional Associate :—
Watson : Richard.

PLYMOUTH.
Fellows :—
Body : Arthur.
Body : John Bond.
Corderoy : Athelstane.
Dudley : Edgar.
Elliott : Chas.
Foster : Joseph Burgess.
Lethbridge : Walter.
Ward : Daniel.
Professional Associate :—
Lake : Vivian Davey.

TAVISTOCK.
Fellow :—
Rundle : Edward Collins.
Ward : Frank.
Professional Associates :—
Powell : Charles Reginald Evernden.
Warran : William Ernest.

TEIGNMOUTH.
Fellow :—
Frost : Frederic Cornish.

TORQUAY.
Professional Associates :—
Greenfield : Thomas James.
Kieser : Willam Henry Gustav.
Rivers : Charles Edwin.

DEVONSHIRE—*continued.*

TOTNES.
Fellows:—
Bourne: Robert Elliott.
Michelmore: Alfred.
Symons: Philip.
Professional Associate:—
Stupart: Charles Walter.

UFFCULME.
Professional Associate:—
Marchant: Robert Charles.

UPTON PYNE.
Fellow:—
Osmond: Edward.

WEMBWORTHY.
Fellow:—
Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.
Fellows:—
Duke: Edward.
Duke: Henry.
Tory: John Edward.

EVERSHOT.
Fellow:—
Wells: William Howley.

MELPLASH.
Fellow:—
Sanctuary: Campbell F. S.
Professional Associate:—
Birch: Francis Julian Laurence.

PARKSTONE.
Fellow:—
Oakley: Edward Benjamin.

POOLE.
Fellow:—
Elford: John.

SHAFTESBURY.
Fellow:—
Day: George Carleton.

STALBRIDGE.
Fellow:—
Allen: George.

STURMINSTER-NEWTON.
Fellow:—
Senior: Harry Samuel.

SWANAGE.
Fellows:—
Clifton: James Edward.
Goodchild: Josiah.

DORSETSHIRE—*continued.*

WEYMOUTH.
Fellows:—
Burns: Gavin James.
Crickmay: George Rackstrow.
Crickmay: John Edward.
Young: Harry Austin Lindsay.
Professional Associate:—
Harvey: Frederick Charles.

WIMBORNE.
Fellows:—
Paterson: Charles.
Richards: George Edward.

DURHAM.

BARNARD CASTLE.
Fellow:—
Wells: Edwin.

BLAYDON-ON-TYNE.
Fellow:—
Nicholson: Thomas Cooke.

BRANCEPETH.
Fellow:—
Peirson: Henry Thomas.

CHESTER-LE-STREET.
Fellow:—
Clark: Nathaniel.

CONSETT.
Fellow:—
Oliver: Charles Edward.

DARLINGTON.
Fellows:—
Eade: Arthur Willoughby French.
Scarth: William T.

DURHAM.
Fellows:—
Rowlandson: Christopher.
Wall: George Young.

GATESHEAD-ON-TYNE.
Fellow:—
Wallace: Henry.

KEVERSTONE.
Fellow:—
Bainbridge; Robert Stagg.

SEAHAM-HARBOUR.
Fellow:—
Brydon: Robert.

STOCKTON-ON-TEES.
Fellows:—
Curry: Henry John.
Rodham: John.
Professional Associate:—
Harrison: Arthur.

DURHAM—*continued.*

SOUTH SHIELDS.

Professional Associate :—
Weir : James Scott.

SUNDERLAND.

Fellows :—
Green : Robert Couper.
Hedley : John Hunt.
Miller : John Ezra.

WINDLESTONE.

Fellow :—
Rudman : Sydney Charles.

ESSEX.

ARDLEIGH.

Fellow :—
Fenn : John.

BRAINTREE.

Fellow :—
Vaizey : John George.

CASTLE HEDINGHAM.

Fellow :—
Balls : James Mayhew

CHELMSFORD.

Fellows :—
Chancellor : Frederick.
Christy : Archibald Ernest.
Hilliard : George Edward.
Martin : Alfred John.

Professional Associate :—
Phillips : Francis John.

Associate :—
Gepp : Charles Bramston Osborne.

CHIGWELL.

Fellow :—
Savill : Alfred.

COGGESHALL.

Fellow :—
Surridge : Joseph Smith.

COLCHESTER.

Fellows :—
Fenn : John.
Stanford : Charles Maurice.
Start : Joseph William.

Professional Associates :—
Cowell : Wilfrid Lee.
Grimwade : Henry.

ESSEX—*continued.*

EPPING.

Fellow :—
Sworder : Hugh.

GRAYS.

Fellow :—
Cobham : Charles.

HATFIELD PEVEREL.

Fellow :—
Strutt : The Hon. Edward Gerald,
Member of Council.

INGATESTONE.

Fellow :—
Coverdale : Frederick John.

MALDON.

Fellow :—
Parker : Charles Alfred.

ORSETT.

Fellow :—
Kemp-Smith : James Frederick.

RAYNE.

Fellow :—
Newman : Thomas Harry.

ROMFORD.

Fellow :—
Kemsley : Joseph William.

SAFFRON WALDEN.

Fellow :—
Nockolds : Martin.

Professional Associates :—
Nockolds : Alfred George.
Nockolds : Martin Charles Hubert.

SOUTHEND-ON-SEA.

Fellow :—
Tapp : Arthur.

Professional Associate :—
Phillips : George Cawkwell.

WALTHAM-ABBEY.

Fellow :—
Chetwood : Stephen.

WENDEN.

Professional Associate :—
Robinson : Martin Catlin.

WOODFORD.

Fellows :—
Kemsley : Joseph William.
Lee : Philip Shirling.

Professional Associates :—
Cushen : Charles Osmon.
Kemsley : William Hugh.

GLOUCESTERSHIRE.

BRISTOL.
Fellows :—
Addie : Peter.
Daniel : Henry Augustus Hood.
Munro : Philip.
Scammell : Thomas.
Sturge : Robert Fowler.
Sturge : William, *Past-President.*

Professional Associates :—
Councell : Thomas James.
Gayer : Alfred Edward.
Holbrow : Herbert Oliver.
Saise : Alfred John.
Sturge : Theodore.

CHELTENHAM.
Fellows :—
Sadler : George William.
Villar : James.

CIRENCESTER.
Fellow :—
Anderson : Robert, Jun.
Professional Associate :—
Robinson : John Brooke Wood.
Associate :—
Kinch : Edward.

FALFIELD.
Fellow :—
Harle : John Joseph.

GLOUCESTER.
Fellows : –
Bruton : Henry William.
Knowles : Henry.

STONEHOUSE.
Professional Associate :—
Hooper : Edgar Wilfred.

TODDINGTON.
Fellow :—
Wise : Charles Dacres.

HAMPSHIRE.

ALDERSHOT.
Fellow :—
Jerome : Thomas Stroud.

ALRESFORD.
Fellow :—
Eames : Edward.
Professional Associate :—
Hooper : Gerald Huntley.

ALTON.
Fellow :—
Studdy : Thomas Edward.
Professional Associate :—
Wrightson : Robert Garmondsway.

HAMPSHIRE.—*continued.*

ANDOVER.
Fellows :—
Ellen : Frederick Charles.
Herbert : Allan.
Westbury : George Henry.
Professional Associates :—
Hooper : Alfred Frederick.
Keep : William Henry.

BARTON-ON-SEA.
Professional Associate :—
Wright : Thomas Hawkins.

BASINGSTOKE.
Fellows :—
Raynbird : Hugh Edward.
Simmons : Charles Franklin.
Simmons : William Anker.
Wallington : John Arthur Beach.

BISHOP'S WALTHAM.
Fellows :—
Austin : Richard.
Austin : Richard, Jun.
Professional Associate :—
Parry : Richard Frederick.

BOURNEMOUTH.
Fellows :—
Hankinson : Thomas James.
Hawker : Harry Edwin.
Lane : Ernest Lacan.
Rebbeck : Edward Wise.
Rebbeck : Thomas Warren.
Roker : Mitchel John.
Watson : Alfred.
Professional Associates :—
Hankinson : Francis Henry.
Jennings : FitzLaurence Percival Dudley.

CARISBROOKE.
Fellow :—
Marvin : Albert Edward.

CHILLAND.
Fellow :—
Arnold : Francis.

CLATFORD.
Fellow :—
Lywood : Edwin.

EAST STRATTON.
Professional Associate :—
Pain : William Henry.

EAST TYTHERLEY.
Fellow :—
Robey : Robert.

FAREHAM.
Fellow :—
Smith : Charles Bovill.

HAMPSHIRE—*continued.*

FARINGDON.
Fellow :—
Warner: Henry.

FORDINGBRIDGE.
Fellow :—
Hannen: Reginald St. John

FRESHWATER.
Professional Associate :—
St. Aubyn: Belville Molesworth.

GOSPORT.
Fellows :—
Coleman: Thomas Everit.
Robinson: Edmund Arthur.

HAMBLEDON.
Fellow :—
Arnold: Francis.

HAVANT.
Fellow :—
Stallard: Alfred Edwin.

HIGHCLERE.
Fellow :—
Rutherford: James Augustine.

MICHELDEVER.
Fellow :—
Stirton: Thomas.

NEWPORT.
Fellow :—
Way: Henry James.

PETERSFIELD.
Fellow :—
Mitchell: George Sharman.
Professional Associate :—
Goldsmith: Douglas Fleet.

PORCHESTER.
Professional Associate :—
Wyatt: Archibald.

PORTSMOUTH.
Fellows :—
Hall: Ernest.
King: Thomas.
Professional Associate :—
Jeukins: Richard James.

PORTSEA.
Fellows :—
Blake: Frederick.
Kent: George Edward.
King: Thomas.
King: Sir William David.

RINGWOOD.
Professional Associate :—
Ouvry: Peter Arnold.

RYDE.
Fellows :—
Cocks: Samuel Roger.
Newman: Francis.
Riddett: William Hammond.

HAMPSHIRE—*continued.*

SOUTHAMPTON.
Fellows :—
Blizard: John Henry.
Burnett: Alfred Andrew.
Hill: William Burrough.
Jurd: William.
Lemon: James.
Perkins: Walter Frank.
Smith: Frederick John.
Professional Associate :—
Wood: John Edward.

SOUTHSEA.
Fellows :—
Kent: George Edward.
King: Sir William David, D.L.
Vernon-Inkpen: George Charles.
Walmisley: Joseph William.
Professional Associate :—
Cobbe: Henry Alexander.

SPARSHOLT.
Professional Associate :—
Sparrow: Wm. Hugh.

UPTON GRAY.
Associate :—
Seth-Smith: Frederick.

VENTNOR.
Fellow :—
Saunders: Theodore Ridley.

WEST COWES.
Fellow :—
Bird: James Binfield.

WINCHESTER.
Fellows :—
Gudgeon: George Edward.
Harris: James.
Newton: Thomas Edwin.
Smith: George Alfred.
Stopher: Thomas.
Professional Associates :—
Gale: Arthur Witherby.
Sawyer: John Ashton.

WINCHFIELD.
Fellow :—
Wetherall: Harry Lancaster.

HEREFORDSHIRE.

BROMYARD.
Fellow :—
Millyard: John William.

HEREFORD.
Fellows :—
Brown: John Powles.
Godsell: George Herbert.
Haywood: Henry.
Haywood: William Matthews.
Parker: John.
Professional Associate :—
Hewitt: William.

HERTFORDSHIRE.

BARKWAY.
Professional Associate :—
Balding: Albert.

CHESHUNT.
Fellows :—
Crawter: John.
Crawter: John, Jun.
Debenham: Frank Gissing.

ELSTREE.
Fellow :—
Burnett: George John Mulcaster.

HARPENDEN.
Professional Associate :—
Young: William.

HEMEL HEMPSTEAD.
Fellow :—
Robinson: Nathaniel Wishart.
Professional Associate :—
Finch: Clement Robert.

HERTFORD.
Fellows :—
Austin: Russell Gardiner.
Norris: Walter Henry.
Waddington: John Allen.

HITCHIN.
Fellow :—
Shilcock: James.

MUCH HADHAM.
Associate :—
Gayton: Charles.

NEW BARNET
Fellows :—
Child: Fred.
Hasluck: Lancelot Gerald.
Taylor: Edward Fergusson.

ROYSTON.
Fellow :—
Thurnall: John Edward.
Professional Associate :—
Rowley: William Taylor.

SAWBRIDGEWORTH.
Professional Associate :—
Crawley: William Jeeves.

ST. ALBANS.
Fellows :—
Harding: Sidney Longhurst.
Low: Robert John.
Rumball: Aubrey.
Whitaker: Ernest Victor.
Woodman: Thomas Foster.

TRING.
Fellows :—
Brown: Arthur Macdonald.
Brown: Frank John.
Foulkes: Septimus Giffard.
Professional Associate :—
Astley: Reginald Basil.

HERTFORDSHIRE—*continued.*

WALTHAM CROSS.
Professional Associate :—
Grierson: John Nicholson.

WARE.
Fellows :—
Duvall: John William.
Hunt: Thomas.

WARGRAVE.
Fellow :—
Coote: Stanley Victor.

WATFORD.
Fellows :—
Ayres: Charles Pryor.
Pridmore: Albert Edward.
Weall: John.
Professional Associates :—
Brown: William Edward.
Sedgwick: Rupert William.
Taylor: John Francis White.
Associate :—
Thomas: Hubert.

HUNTINGDONSHIRE.

BRAMPTON.
Fellow :—
Bird: John.

CALDECOTE.
Fellow :—
Preedy: Frederic.

HUNTINGDON.
Fellows :—
Looker: John.
Purves: Peter.
Professional Associate :—
Theakston: William Pease.

ST. NEOTS.
Fellow :—
Peppercorn: John Hutchinson.
Professional Associate :—
Peppercorn: John Arthur.

KENT.

ASHFORD.
Fellows :—
Burrows: Alfred John.
Hobbs: John.
Waterman: James.
Professional Associates :—
Brown: Alexander.
Burrows: Frank Herbert.

BECKENHAM.
Fellow :—
Kerl: William James.
Professional Associate :—
Ovenden: Charles.

KENT—*continued.*

BENENDEN.
Fellow:—
Neve: Herbert.

BEXLEY.
Fellow:—
Lucas: William Edward.

BOUGHTON-MONCHELSEA.
Fellow:—
Smith: George.

BROMLEY.
Fellows:—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.
Rudkin: Arthur John.

CANTERBURY.
Fellows:—
Amos: Frank.
Harvey: John James Sayer.
Jennings: William Joseph.
Slater: George.
Wacher: Thomas.
Professional Associates:—
Ashenden: Leonard Thomas.
Blunt: Herbert Arthur Scawen.

CHARTHAM.
Fellow:—
Finn: Arthur George.

CHATHAM.
Fellow:—
Hammond: Robert William.

DARTFORD.
Fellows:—
Dann: Henry.
Prall: Herbert Alexander.
Prall: Herbert Edward.

DEAL.
Fellow:—
Honeyball: Fred Thomas.

DOVER.
Fellows:—
Fry: George Frederick.
Hayward: Frederick George.
Hayward: Henry.
Phillips: Frederick Hamilton.
Walmisley: Arthur Thomas.

ELTHAM.
Professional Associate:—
Harrison: Geo. John Robertson.

KENT—*continued.*

ERITH.
Professional Associate:—
Stoneham: Edward Russell.

FAVERSHAM.
Fellows:—
Finn: George William.
Neame: Frederick, Jun.

FOLKESTONE.
Fellows:—
Barton: Harry Howe
Temple: Frederick Wilson.
Professional Associates:—
Grover: Philip Gordon.
Kingsford: Percy Hamilton.
Thompson Frederick Hubert.

GRAVESEND.
Fellows:—
Cobham: Charles.
Cobham: George William.
Taylor: Edgar Charles.

GROOMBRIDGE.
Fellow:—
Parris: Charles John.

HERNE BAY.
Professional Associate:—
Adams: Gerald James Frederick.

HIGHAM.
Fellow:—
Cobb: Herbert Mansfield.

HYTHE.
Professional Associate:—
Wilks: Ernest Stringer.

IGHTHAM.
Associate:—
Luard: Major-Gen. Chas. Edw., R.E.

LINTON.
Professional Associate:—
Champion: George Ernest.

LYDD.
Fellows:—
Finn: Adolphus.
Reeve: Kingsnorth.

MAIDSTONE.
Fellows:—
Day: William, Jun.
Rawlins: William.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Albert James.
Professional Associates:—
Cox: Walter Theodore.
Green: Thomas John.
Peppercorn: Henry McArthur.

KENT—*continued.*

MARGATE.
Fellow :—
Bradford: Walter.

MURSTON.
Professional Associate :—
Jarrett: Thomas William.

PADDOCK WOOD.
Fellow :—
Tompsett: William Robert.

RAMSGATE.
Fellows :—
Hinds: Henry.
Page: Stanley Hatch.
Professional Associate :—
Vinten: Harold Bertram.

ROCHESTER.
Fellows :—
Cooke: Henry.
Homan: Franklin George.
Homan: Hubert Franklin.
Kidwell: John.
Prall: Herbert Alexander.
Prall: Herbert Edward.

ST. MARY CRAY.
Professional Associate :—
Strouts: Lewis Herbert.

SELLING.
Fellow :—
Finn: Fred, Jun.

SEVENOAKS.
Fellows :—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
Mann: Jabez.
White: John.
Professional Associates :—
Cronk: Charles Tylee.
Neighbour: Charles Edmund.

SHEERNESS-ON-SEA.
Fellow :—
Child: Henry John.

SIDCUP.
Fellow :—
Snelling: Henry.
Professional Associate :—
Cregeen: Hugh Stowell, Jun.

SITTINGBOURNE.
Fellows :—
Jackson: William Tress.
Webb: George.
Professional Associates :—
Cowper: Richard William.
Elgar: Walter Robinson.

KENT—*continued.*

SNODLAND.
Fellow :—
Wood: William.

SWANLEY.
Fellow :—
Hooper: Cecil Henry.

TENTERDEN.
Fellow :—
Waterman: James.

THONG.
Fellow :—
Scriven: Charles Herbert.

TUNBRIDGE.
Fellow :—
Tompsett: William Robert.
Professional Associate :—
Sturgess: John Moore.

TUNBRIDGE WELLS.
Fellows :—
Brackett: Arthur William.
Brackett: Frederick Henry.
Brackett: William.
Freeman: Sydney.
Langridge: George,
Member of Council.
Roper: William.
Professional Associates :—
Brackett: William Newbegin.
Shorney: Arthur Shepherd.

TUNSTALL.
Professional Associate :—
Cowper: William Shapland.

WINGHAM.
Fellow :—
Elgar: J. Edward.

WYE.
Fellow :—
Smith: Frank Braybrooke.
Professional Associates :
Turner: Benjamin Franklin.
Turner: Drysdale.
Young: Thomas John.

LANCASHIRE.

ASHTON-UNDER-LYNE.
Professional Associate :—
Hodgkinson: James Henry.

BARROW-IN-FURNESS.
Professional Associate :—
Veit: Leonard James.

BLACKBURN.
Fellows :—
Bertwistle: James.
Gradwell: Arthur Richard.
Holt: George Henry.
Robinson: George Edward.

LANCASHIRE—*continued.*

BOLTON.
Fellow:—
Thompson: Francis William.

BOLTON-LE-MOORS.
Professional Associate:—
Collyer: Daniel William.

BURNLEY.
Professional Associate:—
Wilson: James Calvert.

BURY.
Fellows:—
Cartwright: Joshua.
Hopkinson: Alfred.
Nuttall: Herbert.
Nuttall: Thomas.

CLAYTON-LE-MOORS.
Fellow:—
Fletcher: Thomas.

CLITHEROE.
Fellow:—
Parmeter: Frank.

DARWEN.
Professional Associate:—
Haywood: Samuel Spence.

DIDSBURY.
Fellow:—
Meade: Thomas de Courcy.
Professional Associate:—
Pye: George Henry.

FULWOOD.
Fellow:—
Nevett: Francis Walter.

GREAT HARWOOD.
Professional Associate:—
Sly: William.

IRLAM.
Professional Associate:—
Kay: Walter Robert.

LANCASTER.
Fellow:—
Roper: John Simpson.
Professional Associate:—
Menmuir: Robert William.

LEIGH.
Fellow:—
Fairclough: William.
Professional Associate:—
Selby: John Basely.

LIVERPOOL.
Fellows:—
Alcock: Samuel.
Beckwith: Henry Langton.
Hartley: Henry.
Kirby: Edmund.
Lancaster: Charles Holland.

LANCASHIRE—*continued.*

Fellows:—
Pain: Coard Squarey.
Thomas: Glegge.
Wainwright: Thomas Taylor.
Member of Council.
Wrennail: William.
Young: Edward Herbert.
Young: Oswald William.

Associate:—
King: William.

LYTHAM.
Fellows:—
Fair: James Stretton.
Fair: Thomas.
Rea: John Marcus Beaumont.

MANCHESTER.
Fellows:—
Bancroft: Frederick Herbert.
Bancroft: Henry.
Banks: Thomas.
Batey: Henry Simpson.
Bowden: John.
Bradshaw: Harry Greaves.
Brady: Ralph Hollinshed.
Bridgford: Ernest James.
Bridgford: Col. Robert, C.B.
Corbett: Christopher.
Cross: John.
Cross: William Haslam.
Dorning: Arthur Harry.
Eagle: William.
Earle: Thomas Algernon.
Earnshaw: Jacob.
Eastham: James Cook.
Fairclough: William.
Fowler: Alfred Mountain.
Fowler: Henry.
Holden: John.
Hurrell: John Weymouth.
Jackson: Charles.
Larmuth: George Horatio.
Maxwell: Francis William.
Meller: William Galloway.
Pierson: Charles.
Radford: William Harold.
Shelmerdine: Henry.
Taylor: Thomas Walters.
Wallis: John David.
Watts: Samuel Lingard.
Watts: William John.
Wilson: Thomas Silk.
Wilson: William Henry.

Professional Associates:—
Blundell: Harry.
Bridgford: Leo Appleton.
Morrison: Daniel.
Wilson: Lawrence Richard.
Wilson: William Edward.

PATRICROFT.
Fellow:—
Ellis: Francis, Jun.

LANCASHIRE—*continued.*

PENWORTHAM.
Fellow :—
Park: Philip Samuel.

PRESTON.
Fellows :—
Birch: Walter de Hoghton.
Fair: Jacob Wilson,
Member of Council.
Fair: James Stretton.
Fletcher: Thomas.
Gregson: George Ernest.
Johnston: Walter Henry.
Myres: John James.
Nevett: Francis Walter.
Nevett: Thomas.
Park: William Philip.
Rea: John Marcus Beaumont.
Professional Associate :—
Dixon: Francis Edward.

ROCHDALE.
Fellow :—
Brocklebank: John.
Professional Associate :—
Newton: Edward Burnett Brierley.

SOUTHPORT.
Fellows :—
Barrow: Thomas Robert.
Wolfenden: Thomas.

ST. HELEN'S.
Fellows :—
Campbell: Henry Hunter.
Hanson: Amos.
Professional Associate :—
Davidson: Richard Bruce.

STRETFORD.
Professional Associate :—
Bowden: Ernest Newton.

TODMORDEN.
Fellows :—
Brocklebank: John.
Suthers: James.

WARRINGTON.
Fellows :—
MacIver: Colin.
White: John.
Professional Associate :—
Secker: John Eustace.

WAVERTREE.
Professional Associate :—
Appleby: Frank Sefton.

WIGAN.
Fellow :—
Fair: Jacob Wilson.
Professional Associate :—
Fair: Arthur Edward.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.
Fellows :—
German: George.
German: George, Jun.
German: Harry.
German: John.
Professional Associate :—
Joyce: Harry Ward.

BLACKFORDBY.
Fellow :—
Joyce: John Hall.

HINCKLEY.
Fellow :—
Marson: Thomas.

LEICESTER.
Fellows :—
Clare: Edward Lovell.
Clough-Taylor: Horace George.
Draper: Arthur Thomas.
Everard: John Breedon.
Goddard: Joseph.
Goodacre: John.
Goodacre: Robert Johnson.
Haigh: Thomas Frederick.
Hampton: Willie Thomas.
Hincks: Henry Thorp.
Marson: Thomas.
Pearson: Howard.
Rolleston: Sir John Fowke Lancelot,
Vice-President.
Rolleston: Wm. Gustavus Stanhope.
Sebastian-Smith: Charles.
Wade: George Tempest.
Professional Associates :—
Beasley: John Arthur Llewellyn.
Davis: Neville Brookes.
Keay: William.
Snow: Henry Cyprian.

LOUGHBOROUGH.
Fellows :—
German: Harry.
Hodson: George.
Woolley: William Edward.
Professional Associate :—
Holbeche: Æmilian Henry.

LAUGHTON.
Fellow :—
Perkins: Joseph.

MARKET HARBOROUGH.
Fellows :—
Coales: Herbert George.
Fisher: Charles Browning.
Fisher: Edward Knapp.
Holloway: Harry Hownam.

LEICESTERSHIRE—*continued.*

MOUNTSORREL.
Fellow :—
Martin: Robert Frewen.

NAILSTONE.
Fellow :—
Thorpe: John.

WOODHOUSE.
Fellows :—
Humphreys: Henry.
Humphreys: John Henry.

LINCOLNSHIRE.

ALFORD.
Fellow :—
Higgins: Frederic.

BOSTON.
Fellow :—
Hawley: Henry Michael.

BRATTLEBY.
Professional Associate :—
Wright: Philip Chetwood.

CAYTHORPE.
Fellow :—
Crofts: Ewan Nevile.

GRANTHAM.
Fellow :—
Manner: Henry Alfred.
Associate :—
Scott: The Hon. Henry Robert.

HOLBEACH.
Fellow :—
Abbott: William.

HORKSTOW.
Fellow :—
Turton: Edward James.

LINCOLN.
Fellows :—
Legard: Digby Charles.
Woolley: Reginald.

LOUTH.
Fellow :—
Mason: Charles.

SPALDING.
Fellow :—
Kingston: Samuel.

LINCOLNSHIRE—*continued*

STAMFORD.
Fellows :—
Corby: Joseph Boothroyd.
Edmonds: John.
Richardson: Charles.
Richardson: James.
Professional Associate :—
Richardson: James, Jun.

WAINFLEET.
Fellows :—
Tindall: Charles William.
Walker: George Booth.

LONDON AND NEIGHBOURHOOD.

Fellows :—
Abbott: William.
Abrams: Benjamin Percy.
Adams: Henry.
Adkin: Benaiah Whitley.
Allport: William.
Andrews: John.
Anscombe: Ernest.
Arding: Charles Bennett.
Ault: Edwin.

Badcock: Philip.
Barfield: Frederic Henry.
Barker: Horace Richard.
Barnes-Williams: Thomas.
Barratt: Frederick William.
Barry: Charles.
Barry: Dennett Heber.
Bate: Thomas.
Batstone: Rowland Robert.
Battam: Frederick Thomas.
Batterbury: Thomas.
Batting: Walter.
Baxter: George.
Beadel: Maurice Frederick.
Beale: Robert John.
Bedells: Charles Herbert.
Beeston: Frederick.
Beken: George.
Beken: Walter.
Bell: Herbert Owen.
Beven: Septimus.
Bickerton: George Arthur.
Bingham: Alfred John.
Bingham: Frederick Henry.
Bingham: Reuben.
Birch: Robert Elwyn.
Bird: James Binfield.
Bird: Walter.
Blackbourn: Henry.
Blackford: Arthur.
Blake: Edwin Holmes.
Blake: William John, Jun.
Blakemore: William Agutter.
Blashill: Thomas.
Blyton: George.
Bolam: Charles Godfrey.
Boldon: John Leonard.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Bond: Douglas Vale.
Booker: Algernon Erskine.
Booth: Gilbert William.
Boulting: Frederick Edward.
Bowdich: Henry.
Bowdich: John.
Boxshall: Henry Edwin.
Boyd: John Jermyn.
Boyes: Henry Cowell.
Breach: Benjamin I'Anson.
Breeds: Arthur Owen.
Brereton: Franc Sadleir.
Brereton: Thos. Bloomfield Sadleir.
Brewer: Frank John.
Briant: Robert.
Bridgewater: Bentley James.
Brinsley: George.
Brooks: Charles William.
Brooks: John McMullen.
Brown: Alexander Burnett.
Brown: George James.
Browne: Flint.
Buckland: Alfred Virgoe.
Buckland: Henry Duneau.
Bull: Alfred Edwin.
Bull: Walter.
Burchell: Sidney Herbert.
Burmester: John William Stanley.
Burnett: David.
Burroughes: Thomas Henry.
Bushell: Henry.
Buzzard: Alfred Lindsey.
Byron: Augustus Wm.

Cable: James M.
Cæsar: Charles Edward.
Carew: John Theodore.
Carritt: Ernest.
Carpenter: Evan George.
Cartwright: Sir Henry.
Castell: Charles Smith.
Castle: Henry James.
Castle: Sydney Charles Courtenay.
Castle: William Henry Baldwin.
Cates: Arthur.
Chancellor: Frederick.
Chambers: Theodore Gervase.
Chapman: Henry James.
Charles: Richard Stafford.
Chattell: David James.
Chatterton: George.
Chesterton: Edward.
Chesterton: Sidney Rawlins.
Cheston: Chester.
Cheston: Horace.
Chew: Henry Victor.
Child: Fred.
Chinnock: Frederick George.
Christy: Archibald Ernest.
Clark: Samuel.
Clarke: George Ernest.
Clarke: Howard Chatfeild.
Clarke: John William.
Clarke: Percy Henry.
Clarke: Stanley Chatfeild.
Clarkson: John.
Clarkson: William.
Clifton: William Edward.
Clutton: John Henry.
Clutton: Ralph.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Clutton: Robert George, *Vice-President*
Cobb: Herbert Mansfield.
Collier: Richard James.
Collier: Walter Henry.
Colhingham: John Cyril Lees.
Collins: Henry Hyman.
Collins: Marcus E.
Colyer: Frederick.
Conder: Alfred.
Cooper: Alfred William.
Cooper: George Warren.
Cooper: John Robert.
Cope: Henry James.
Corderoy: Athelstane.
Corderoy: George.
Coulson: William Lindsay.
Coverdale: Henry.
Cranfield: William Bathgate.
Crawter: John, Jun.
Crickmay: George Rackstrow.
Crier: John Thomas.
Crockett: Edwin Arthur Brassey.
Cronk: Edwyn Evans.
Cronk: Frank.
Cross: Arnold Charles Martin.
Cruwys: Robert.
Currey: Henry.
Currey: Percivall.
Curtis: Charles Edward.
Curtis: Robert Leabon.
Curtis: Samuel Perkins.
Cuxson: George Austin Pryce.

Dallas: Edwin Stuart.
Darch: John.
Dash: Roland Ashford.
Davies: David Thomas.
Davies: George Humphreys.
Davis: Charles James.
Davis: Frederick William.
Davis: James.
Daw: William Herbert.
Dawson: John George.
Dawson: Percy John.
Deacon: Thomas Mark.
Dearle: William Henry.
Debenham: Frank Bridgewater.
Debenham: Frank Gissing.
Debenham: Horace Bentley.
Dendy: William Cooper.
Dennison: John William.
Dinwiddy: Donald.
Dinwiddy: Thomas.
Doll: Charles Fitzroy.
Dollar: Peter.
Done: John James.
Dowden: Henry Joseph.
Downing: Frederick.
Downing: Henry Philip Burke.
Dowsett: Charles Finch.
Driver: Charles William.
Driver: Robert Manning.
Drury: Edward Dru.
Duncan: James Morison.
Dunn: William Henry.
Dyball: Harvey.
Dyer: William John.

Eales: Frederick Ernest.
Eagland: William Francis.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Eason: Edward William.
Egerton: Hubert Decimus.
Eiloart: Frederick Edward.
Eldridge: Herbert.
Elgood: Frank Minshull.
Ellis: Frederick.
Ellis: Henry.
Ellis: Herbert Moates.
Ellis: Ralph Staples.
Ellis: Richard Adam.
Ellis: Sir John Whittaker, Bart.
Elton: Herbert Averill.
Elwell: William Henry.
Emery: Arthur James.
Emmanuel: Barrow.
Evans: George.
Eve: William.
Eves: Francis George Bertram.
Eves: William Lionel.

Farmer: Edmund.
Farnan: Henry Richard.
Farrar: Sidney Howard.
Farthing: Walter Thomas.
Field: James Frederick.
Fitt: Harry Charles.
Fleetwood: George.
Fletcher: Herbert Phillips.
Flint: William Hurst.
Ford: Lawton Robert.
Ford: Solomon.
Foster: Charles Rolls.
Foster: Frank.
Foster: James Herbert Furmedge.
Foster: Henry Edwin.
Fowler: Alfred Mountain.
Fowler: Sydney.
Fox: Edwin.
Frampton: Alfred.
Francis: George Futvoye.
Francis: Leon Albert.
Franklin: Arthur Thomas.
Franklin: Thomas Frederick.
Freeman: Sydney.
Fuller: Ernest.
Fuller: Harry.
Fuller: Herbert Henry.
Furber: Herbert.
Furber: Percy Norman.
Furber: William.

Gairdner: Edward James.
Gale: Arthur John.
Gale: Ernest Sewell.
Galsworthy: Frederick Thomas, *Member of Council.*
Gamble: Sidney Gompertz.
Gandy: James.
Gardiner: Edward James.
Garrood: Thomas William M.
Gate: Alfred Joseph.
Gibbon: William Jacomb.
Giddy: Osman Horton.
Gilbert: William Henry Sainsbury.
Girdwood: James.
Glasier: George Henry Brougham.
Gleed: Richard Cummings.
Goddard: Joseph.
Goldsmith: William.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Goodwyn: Leonard William.
Gore: Spencer W.
Gordon: Charles G.
Goulding: Arthur.
Goulding: William Purdham.
Gouldsmith: George Waller.
Gover: Arthur Sutton.
Gover: John Richard.
Graves: Walter.
Green: Alexander Ernest.
Green: Edmund Horace.
Green: Frederick Algernon.
Green: James.
Green: Samuel.
Gregory: Alfred.
Grellier: Harley Mair.
Griffin: Alfred
Griffin: Harold.
Griggs: Robert.
Grogan: Hedworth Herbert.
Grose: Vincent John.
Grover: Arthur.
Gruning: Edward Augustus.
Gwyther: William Warlow.

Haddock: Roland.
Hale: Raymond Henry.
Hall: Walter.
Hallett: William Brown
Hamilton: John.
Hampton: Geo. Frederick Wm.
Hancock: William St. John Hu.
Hansell: Reginald Goddard.
Hardcastle: Fredk. Henry Appleton.
Harding: Edward Ernest.
Harland: Marchant James.
Harrington: George Frederick.
Harrison: Richard Creese.
Harston: Arthur.
Hart: William Frederick.
Haskins: William Albion.
Head: John George.
Heath: Henry.
Hedley: Robert Wilkin.
Heelis: William.
Henderson: Henry Arthur.
Herring: William Arthur Warwick.
Heward: Ernest James.
Hickson: Stephen Westby.
Higgins: George.
Hilton: John.
Hine: George Ernest.
Hine: George Thomas.
Hobson: Frederick William.
Hodge: Leonard Percival.
Hodson: George.
Hodson: William.
Holland: Thomas James, Jun.
Hollingsworth: Arthur Augustus.
Holman: George Edward.
Holmes: Montagu.
Hood: Hon. Victor Albert Nelson.
Hood: Walter Richard.
Hope: William Elliott.
Hopkins: Alfred James.
Horne: Edmund.
Horne: William Edgar.
Horsey: Frederick John Terry.
Houghton: Frederick.
Houghton: John Pounds.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Houghton: William.
Hovenden: Henry Edward
Hudson: Arthur Byrne.
Hudson: Edward William.
Hugman: Charles Eady.
Hull: Charles.
Humphreys: Charles.
Hunt: Frederick Cope.
Hunt: Frederick William H.
Hunt: Henry Arthur.
Hunt: Josiah.
Hunter: Cecil.

I'Anson: Edward Blakeway.
Ingram: Henry Law.
Inman: Marshall Nisbet.
Inman: William Nutter.
Isted: Samuel Eveland.

Jeffree: Sydney.
Jenkinson: John.
Jenkinson: William Wilberforce.
Johnson: Bernard Marr.
Johnson: Henry.
Jonas: Henry.
Jones: Charles.
Jones: Charles Frederick.
Jones: Frederick Herbert.
Jones: Henry Arthur.
Jones: Thomas.
Joseph: Delissa.

Kedgley: Charles.
Keirle: Robert.
Kennedy: James.
Kerl: William James.
Kersey: Alexander Henry.
King: Alfred.

Lacey: John Turk.
Lambert: Godfrey Charles.
Lang: Charles Augustus.
Lawrance: Walter.
Lawrence: William Robert.
Leaning: Henry John.
Leaning: John.
Leaning: William Arthur.
Lee: Charles William.
Lee: Frederick.
Lee: John Wilfrid.
Lee: Philip Shirling.
Lee: Sydney Williams.
Le Rossignol: Francis.
Letts: Thomas Hollins.
Lightfoot: Francis Lowry.
Littlewood: Lionel.
Lloyd: George Hamilton.
Lofts: Henry.
Lofts: Henry Fairlam.
Lovegrove: Henry.
Low: Robert John.
Lowe: Charles Harlowe.

MacCallum: Alexander Duncan.
McCarthy: Henry Robert.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

McDermott: N. Bernard.
McKie: Hugh Unsworth.
Mallett: William Robert.
Mann: Charles John.
Mann: James Bagshaw.
Mann: Robert Bagshaw.
Marks: Hyman.
Marr: James.
Marriott: George Wharton.
Martin: George Dennis.
Martin: Howard,
Member of Council.
Martin: Samuel.
Martin: Thomas.
Masterman: George Hughes.
Mathews: Joseph Douglas.
Matthews: William.
Mellenfield: James Henry.
Mellor: Thomas Henry.
Mercer: Charles Edward.
Messenger: Henry.
Middleton: Reginald Empson.
Migotti: Alphonzo.
Millar: Charles William.
Millard: Edward.
Mixer: Edward.
Monckton: Henry Percival.
Monier-Williams: Stanley Faithful.
Montagu: Henry Havelock.
Moody: Thomas.
Moore: Alfred.
Moore: Harold Edward.
Morris: George Field.
Morris: Harold George.
Morris: Richard Percival.
Moss: Thomas Walter.
Moxon: Herbert William.
Mould: Graham Harley.
Muller: John Joseph.
Mundy: Thomas Edward.
Murray: William.

Neale: George James.
New: Edward Vorley.
Newman: Arthur Harrison.
Newman: Charles Henry.
Newman: Samuel Frank.
Newmarch: Henry Charles.
Newson: Harry Carss.
Nicholson: William Abernethy.
Norman: James Maurice.
Norman: William Horace.
North: George.
Northcroft: Henry.
Norton: Thomas Herbert.
Notley: Richard Albert.
Notley: Robert Pledge.

Oakley: Christopher,
Past-President.
Oakley: Christopher Percival.
Oakley: John Hubert.
Ogden: Michael Guy.
Orgill: John Berwick.

Page: Robert.
Pain: Coard Squarey.
Pain: William.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Paine: Edward Jabez.
Parker: Charles Alfred.
Parker: Stanley.
Parnacott: Alfred.
Parr: Samuel.
Parr: Samuel George.
Parry: Richard.
Partridge: Edward John.
Paull: Alan.
Payne: Alexander.
Pearce: Fred W.
Pearson: Harry John.
Peck: William Roland.
Penfold: John Wornham,
Honorary Secretary.
Perriam: Alfred Joseph.
Pether: Harry.
Pilditch: Philip Edward
Pinks: Edwin Charles.
Poston: Henry.
Potter: Herbert George.
Powell: Frederick Atkinson.
Preston: Samuel David.
Price: Richard Arnold.
Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Protheroe: William Henry.
Purchase: Edward Keynes.
Purves: Peter.
Purvis: Charles James.

Ransom: Thomas Robert.
Rawlins: Henry Adair.
Read: George Huntly.
Rees: William Andrew.
Rex: Francis Herbert.
Richards: Alfred.
Richards: Henry.
Richards: William.
Richardson: Oliver Archer.
Richmond: Walter Coleridge.
Rickman: Thomas Miller,
Vice-President.
Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward.
Robins: Edward Cookworthy.
Robins: Philip Seymour.
Robinson: Charles Edward.
Robinson: Henry.
Robinson: Henry Herbert.
Robson: Edward Robert.
Rogers: Horace Mordaunt.
Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.
Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryan: William Patrick.
Ryde: Arthur Lyon.
Ryde: Charles Bertram.

Sadler: George William, Jun.
St. Quintin: Perry.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Sheppard: Ernest.
St. Quintin: Richard Samuel.
Saunders: Charles Herbert.
Saunders: Edward.
Saunders: Martin Luther.
Saunders: Rutland.
Savill: Alfred,
Member of Council.
Savill: Alfred, Jun.
Savill: Edwin.
Selby: Charles Frederic.
Selby-Bigge: Chas. P. O.
Seth-Smith: William H.
Sexton: George Alexander.
Shackle: Edward Neild.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shone: Isaac.
Shoppee: Charles Herbert.
Simms: Walter.
Single: Arthur.
Skipper: Henry Herbert.
Skitt: Arthur.
Slade: James Benjamin.
Slater: Chas. Frederick.
Smallpeice: George Baker.
Smith: Edward.
Smith: Frank Adams.
Smith: Frederick Robert.
Smith: Henry Herbert.
Smith: John Moore.
Smith: Percy Pyne Caldecott.
Smith: Sidney Robert James.
Snelling: Henry.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Squire: Richard.
Stanger: Samuel Arthur.
Stanham: George Gordon.
Stedman: Charles Mason.
Stenning: Alexander Rose,
Member of Council.
Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: John William.
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas,
Member of Council.
Stock: Henry.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.
Strutt: Hon. Edward Gerald.
Swain: Ernest.
Swain: Frank.

Tabberer: Benjamin.
Tanner: Henry.
Tapp: Arthur.
Tasker: Henry Hugh.
Taylor: Arthur William.
Taylor: Edward Fergusson.
Taylor: John Herbert.
Taylor: Richard Frederick.
Tee: Samuel Clifford.
Tewson: Edward.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Tewson: Edward Arthur.
Theobald: Henry.
Theobald: Henry Wells Dewhurst.
Theobald: John Medows.
Thomas: John Henry.
Thompson: Arthur Edward.
Thompson: George William.
Thurgood: William Henry.
Thynne: Edward Lewis.
Thynne: Frederick George.
Thynne: Guy Harry.
Tidman: Edward.
Tootell: Richard William.
Trafford: Frederick Charles.
Treadwell: Henry John.
Trist: John William.
Trollope: Charles Brown.
Trollope: Henry Charles.
Trumper: John Alfred.
Trumper: Richard.
Tubbs: Walter Burnell.
Tuckett: Percival Fox.
Turner: Alexander Henry.
Turner: Thomas Neve.
Tyler: James William.

Vaizey: John George.
Vernon: Arthur,
Member of Council.
Vigers: Astley.
Vigers: Leslie Robert.
Vigers: Martin.
Vigers: Robert,
President.

Wadling: Henry John.
Wadmore: Beauchamp.
Wagstaffe: Thomas Rogers.
Walcott: Lyons Roden Sympson.
Walker: Samuel.
Wallace: George.
Walmisley: Arthur Thomas.
Ward: George.
Warner: Alfred Ernest.
Warner: William Henry.
Waters: William Richard.
Watney: Daniel,
Past-President.
Watney: Dendy.
Watts: Charles.
Weatherall: Henry.
Weaver: William.
Webb: William.
Webster: Hugh Calthrop.
Wells: William Henry.
West: Charles Henry Edward.
Wharton: Thomas George.
Wheeler: John Henry West.
White: William Henry.
Whiteley: Charles Percy.
Whittaker: John Dronsfield.
Wilkinson: George Ayscough.
Wilkinson: George Herbert.
Williams: Henry Cuthbert.
Williams: Leonard James
Williams: William Herbert.
Willis: Edward.
Wilson: Sir Jacob.

LONDON AND NEIGHBOURHOOD.—*continued.*

Fellows:—

Withall: Latham Augustus.
Wood: Charles Bruce.
Wood: Henry.
Wood: John Daniel.
Woodbridge: Stephen, Jun.
Woods: Arthur George.
Woods: Thomas.
Woodward: William.
Wreathall: Robert T.
Wright: George Thomas Green.
Wightson: Arthur Frederick.
Wyles: John Walter.

York: Henry.
Young: Andrews.
Young: Douglas.
Young: Morgan Henry.
Young: Thomas.

Professional Associates:—

Adams: Herbert.
Addiscott: Henry Hugh.
Allen: Percy.
Anderson: Thomas John.
Arno: Samuel.
Assiter: Harry G.
Aylen: Cecil Hugh.

Baddeley: Bernard Beresford.
Balding: Albert.
Ball: James Benjamin.
Banks: Frederick Stuart A.
Beken: George, Jun.
Bentley: Harold Edwin.
Bickford: Joseph Grant.
Bird: John Bowyer.
Blackshaw: Charles.
Blount: Edward.
Blunt: Montague Cecil.
Boden: Maurice.
Bousfield: Edwin Vaughan Davenport.
Brevetor: Thomas.
Briggs: John.
Brighton: George Lawrence.
Brinsley: Herbert George William.
Brooks: Philip Fuller.
Brown: Frederick.
Brown: George Turville.
Brown: Wm. Lobin Trant
Buckland: William Thomas.
Bulbeck: George.
Burgess: Henry Herbert Philip.
Buss: Fleetwood George William.

Cardall: Frederic William.
Carpmael: Harold.
Carr: Thomas Edmund.
Carter: Alfred Presley.
Cassin: Charles Langa.
Cathcart: Archibald Hamilton, The Hon.
Chalcraft: Henry Terrell.
Chart: Christopher.
Chapman: Vaughan Godfrey St. John.
Clarkson: William.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Clayden: Walter.
Collier: Arthur Charles.
Collins: Horace.
Cooke: Lionel.
Corfield: Thomas.
Cowin: Norris Tynwald.
Cresswell: John Theodore Ross.
Creswell: William Thomas.
Crouch: James Leonard.
Crowther: Keston Nelson.
Cudlipp: William.
Cumberbatch: Carlton Parry.

Dadd: Charles John Thomas.
Daffarn: Thomas Alfred.
Dafforn: George Bertie.
Dangerfield: Thomas Samuel.
Darbishire: Harry Vernon.
Dawson: Henry Aufrere.
Dawson: Walter Henry.
Debenham: Frederic Kersey.
Delamare: Frank.
Draper: Edwin Maxwell.
Drew: Allen.
Dunning: Bernard Simon.

Easton: Walter John.
Ellis: Alfred Cave.
Evans: Ernest Sydney.
Evans: Percival Baker.
Everett: Arthur Sherman.
Everington: John.

Fagg: Edwin William.
Farmer: Hugh Cecil.
Farnham: William Augustus.
Few: Harry Garrard.
Fisher: Robert.
Fitness: John Francis.
Fleetwood: Geo. Spalding.
Fletcher: George Rivers.
Foster: Edward Chas.
Foster: Harry Masterton.
Funnell: Horace Frederick.
Furber: Henry Aubrey.

Galsworthy: Vincent Somers.
Garner: John Stanley.
Garrard: Arthur Norman.
Garrett: Arthur Berry.
Gilbert: John Sainsbury.
Glover: Henry Alexander.
Goie: William Joll.
Gow: James.
Grant: Joseph.
Gray: Horace Norman.
Green: James Henry Townsend.
Greenop: Edward.
Greenwood: Ernest.

Hamilton: John Paynter.
Harding: Frederick Allcroft.
Harper: Edgar Josiah.
Head: William Alfred.
Hebden: George Radcliffe.
Heckford: Harley.
Hedger: Arthur Constantine.
Hellicar: George Thomas.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Henry: Edward Hugh.
Hicks: Stanley.
Hicks: William Rooke.
Holmes: James Thomas.
Holmes: John Edward.
Horton: William Phelps.
Howell: Ernest John.

Innes: Gilbert Plantagenet Mitchell.

Jarmain: William.
Jarman: Frank Wilmot.
Jenkinson: William Eric Leigh.
Jessett: Charles.
Jessett: Charles Edward Vernon.
John: Henry Bell.
Jones: Ernest Joel.
Jordan: George Henry.
Jull: William Vincent.
Kibblewhite: Henry James Treleaven.
King: William Isaac.
Kirk: John Wright.
Knight: George Edward.

Lake: Cuthbert Joseph.
Lamprill: William Thomas.
Lancaster: John Roy.
Lansdown: George Arthur.
Larkin: Richard Webster.
Lawley: Frederick William.
Lee: Ernest Edward Arthur.
Lee: Francis Blacklock.
Lee: Henry.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Little: Henry.
Lomax: Ernest George.
Lovegrove: Charles Gresham.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Luck: George Edward.
Lynch: James Henry.

Macer: Alfred Thomas.
Marshall: Arthur George.
Martin: Alexander Wm.
Mason: Charles William Hayley.
May: William Charles.
Mayne: Charles Millard.
Melrose: Frank.
Merrett: James.
Miller: Frederick William.
Milnes: Robert, Junr.
Molyneux: Herbert Ernest.
Morrison: Daniel.

Neubronner: Harry Alfred.
Nicholson: Ebenezer.
Norman: James Noel.

Palmer: William Edward King.
Parnacott: Arthur Charles.
Patch: Shirley Hutchins.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Paul: John William.
Pearce: Charles Frederick.
Pearce: Frederick William.
Perks: Sydney.
Pewtress: Herbert Wilmshurst.
Phillips: John Henry.
Physick: Walter Frederick.
Pinder: Richmond.
Pinfold: Francis Arthur.
Poggio: Eloi John.
Price: Capel Hereward.
Pritchard: Herbert Alfred.
Puckridge: Percival Martin.
Pyle: Benjamin Thomas Rice.

Read: Walter Herbert.
Richardson: Arthur Bayliffe.
Roberts: Charles Gordon.
Robinson: Ralph Eteson.
Robinson: Theodore Richard.
Rogers: Thomas George.
Ross: David James.
Ruddle: Frank J.
Russell: Cecil Herbert.

Sabin: Joseph Henry,
Professional Associate of Council.
Satchell: Herbert Arnold.
Saunders: Samuel Brown.
Seddon: George Farquharson.
Sedgwick: Alfred Sydney Edward.
Selby: Frank.
Sexby: John James.
Shearburn: Harry.
Sherry: Nathaniel.
Skrimshire: Samuel.
Skingle: Alfred.
Skingle: Alfred Charles.
Slade: Isaac.
Sly: Joseph Townson.
Smith: Alexander George.
Smith: Charles Gordon.
Smith: Sydney Arthur.
Smyth: Edward,
Professional Associate of Council.
Stacey: Frederic Charles Webster.
Stacey: William.
Stainton: Francis Charles.
Standen: Arthur C.
Stanford: George.
Stevenson: Frederick J.
Stimson: Herbert Percy.
Stokes: Hugh Charles.
Stower: Joseph.
Straker: Howard.
Stubbing: Richard Webb.
Sturgess: John Moore.
Summerfield: Joseph Charles.

Taylor: George.
Tewson: Leonard.
Thompson: Alfred.
Thompson: Joseph Atherden.
Thurgood: Ernest Charles.
Townsend: George James.
Trehearne: Alfred Frederick Aldridge.
Tyler: William Bott.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Verity: Ernest George.

Wain: George Sparrow.
Waldram: Percy John.
Waldram: Robert Edward.
Walker: Leon Victor.
Walker: William Selves.
Walton: Edgar Thomas.
Warton: Wilfred.
Warwick: George Ernest.
Waterfield: Horace Clare.
Watson: George.
Watson: William James.
Weatheritt: James.
Wells: Edward Ogbourn.
Wheatley: Stephen Gladstane.
Weston: George.
Wilde: Sidney Algernon.
Willoughby: Charles Albert.
Willoughby: Charles William.
Wilson: John Hayes.
Woodward: Walter Henry.
Woolnough: Tom
Worthington: James Scott.
Wyand: Benjamin John.

Associates:—

Adkins: William Ryland Dent.

Bankes: John Eldon.
Barnes: George Frederick.
Barry: Sir John Wolfe, K.C.B.,
Associate of Council.
Batten: John Winterbotham.
Beale: James Samuel.
Bellewes: George Oliver.
Boulger: George Edward Simonds.
Bramwell: Sir Fredk. Joseph, F.R.S.
Bund: John W. Willis.

Cadell: George.
Castle: Edward James, Q.C.
Clarke: Sir Edward, Q.C., M.P.
Clarke: Sir Ernest.
Clode: Walter.
Clutton: Hubert Spencer.
Colam: Robert Frederick.
Coward: John Charles Lewis.
Cripps: Charles Alfred, Q.C.

Dowden: Walter Alfred Allen.

Emden: T. Walter L.

Fowler: Sir John, Bart., K.C.M.G., F.R.S.
Freeman: George Mallows, Q.C.
Freshfield: Edwin.
Freshfield: William Dawes.

Glen: Reginald Cunningham.
Grantham: Richard Fuge.

Hamilton: Henry Best Hans.
Hamond: Thomas Astley Horace.
Hudson: Alfred Arthur.

King: Walter George.

LONDON AND NEIGHBOURHOOD—*continued.*

Associates :—

Leworthy: John Henry.
Littler: Ralph Daniel Makinson, Q.C.

Marriott: The Right Hon. Sir William Thackeray, Q.C.
Marshall: Frederick.
Mence: Phillip Allan.
Milles: Charles William.
Moulton: John Fletcher, Q.C.
Munton: Francis Kerridge.

Pain: Arthur Cadlick.
Pinches: Edward Edwin.
Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.

Redman: Joseph Haworth.
Rees: John Charles.
Rew: Robert Henry.
Richards: Henry Charles, M.P.
Rickards: Arthur George.
Rigg: Herbert Addington.
Russell: Charles Alfred.
Ryde: Walter Cranley.

Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Stutfield: Alfred Robert Ogilvie.
Sutton: Henry.

Thomas: George James.

Veasey: Thomas Frederick.

Warren Reginald Augustus.
Webster: Sir Rchd. Everard, K.C.M.G., Q.C., M.P.,
Associate of Council.
Wheeler: Thomas Whittenbury, Q.C.
Will: John Shiress, Q.C.
Winckworth: Lewis.

MONMOUTHSHIRE.

DIXTON.
Fellow :—
Wanklyn: Phillip Endell.

MONMOUTH.
Fellow:—
Powell: Frederick Atkinson.

NEWPORT.
Fellows :—
Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.
Professional Associate:—
Griggs: Henry Jenner.

PONTYPOOL.
Fellow :—
Llewellin: David Morgan.

MONMOUTHSHIRE—*continued.*

USK.
Professional Associate:—
Cowell: Herbert Lee.

NORFOLK.

ATTLEBOROUGH.
Fellows :—
Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

CASTLE RISING.
Fellow :—
Beck: Arthur Clement.

CASTON.
Professional Associate:—
Scorer: Alfred George.

DISS.
Fellow :—
Gaze: Thomas William.

DOWNHAM MARKET.
Fellow :—
Hawkins: Charles.

EAST DEREHAM.
Fellow :—
Ireland: Edwin Benjamin.

EAST RAYNHAM.
Fellow :—
Gayford: Henry John.

HOLKHAM.
Professional Associate:—
Hawes: Frederick Kirk.

HORSTEAD.
Fellow :—
Falcon: Michael.

KING'S LYNN.
Fellows :—
Wilkin: Horace Martin.
Wright William Edward.
Professional Associate:—
Easter: William.

NORFOLK—*continued.*

NORWICH.

Fellows :—

Bailey: Harry David Chinery.
Beck: Edward William.
Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Morgan: Benjamin Brauford.
Rose: Thomas.
Scott: Augustus Frederic.
Spelman: Clement Charles Rix.

Professional Associates :—

Bodger: Percy Morris.
Forster: Walter Hill.
Spelman: William Wilton Rix.

SANDRINGHAM.

Fellows :—

Beck: Arthur Clement.
Beck: Frank Reginald.

SWAFFHAM.

Fellow :—

Tallent: Edwin John.

THETFORD.

Fellow :—

Barker: Caleb.

Professional Associate :—

Menzies: Robert.

TROWSE-NEWTON.

Professional Associate :—

Bruce: Alexander David.

WEST RUDHAM.

Fellow :—

Freuer: William.

NORTHAMPTONSHIRE.

HORTON.

Fellow :—

Cave: Thomas Newman.

KETTERING.

Fellow :—

Bolam: Charles Godfrey.

NORTHAMPTON.

Fellows :—

Law: Edmund.
Merry: Thomas.
Scriven: Richard George.

NORTHAMPTONSHIRE—*continued.*

OVERSTONE.

Fellow :—

Dickson: Thomas Arthur.

PETERBOROUGH.

Fellows :—

Laurance: John.
Woodford: Lionel Burnet.

THRAPSTONE.

Fellow :—

Bletsoe: Henry Hopkinson.

TOWCESTER.

Fellow :—

Aris: John Whitton.

WELLINGBOROUGH.

Fellow :—

Cutlan: John Ellis.

NORTHUMBERLAND.

ALNWICK.

Fellow :—

Wilson: Sir Jacob.

Professional Associate :—

Hall: Frederick Walter.

BOTHAL.

Fellows :—

Sample: Thomas.
Sample: William Collings.

GOSFORTH.

Fellow :—

Aynsley: Robert John.

HAYDON BRIDGE.

Fellow :—

Thomson: William Cunningham.

MATFEN.

Fellow :—

Sample: Charles Herbert.

NORTHUMBERLAND—*continued.*

NEWCASTLE-UPON-TYNE.

Fellows:—

Armstrong: Thomas John.
Bolam: William Thomas.
Durlacher: Alexander Percy.
Forsyth: Thomas Hills.
Nicholson: Thomas Cooke.
Taylor: Harry William.
Taylor: John William.

Professional Associates:

Allen: John Parnell.
Town: Henry Annandale.

WHICKHAM.

Professional Associate:—

White: William, Jun.

WYLAM.

Fellow:—

James: Christian Hugh.

NOTTINGHAMSHIRE.

BABWORTH.

Fellow:—

Parkin: William.

CLIFTON.

Fellow:—

Haynes: Henry.

EAST BRIDGFORD.

Fellows:—

Beaumont: Charles.
Beaumont: George.

EPPERSTONE.

Fellows:—

Huskinson: Thomas William.
Huskinson: William Lambe.

MANSFIELD.

Fellows:—

Turner: Frederick John.
Vallance: Robert Frank.

Professional Associate:—

Butterworth: Josiah.

NEWARK.

Fellow:—

Bailey: William Smith.

Professional Associate:—

Wigram: Henry Joseph.

NOTTINGHAMSHIRE—*continued.*

NOTTINGHAM.

Fellows:—

Barnes: John William James.
Calvert: Arthur Richard.
Evans: Robert.
Gilpin-Brown: William Dundas.
Hine: George Thomas.
Walker: Herbert.
Walker: Joseph.

Professional Associates:—

Bradwell: Gervase Hubbart.
Noble: Edmund James.
Payne: William Percy.

NUTTALL.

Fellow:—

Taylor: Samuel.

OLLERTON.

Fellows:—

Bell: Joseph Askew.
Wordsworth: Robert Walter.

OSBERTON.

Fellow:—

Lister-Kaye: Charles Wilkinson.

RADCLIFFE-ON-TRENT.

Fellow:—

Morris: Charles.

RETFORD.

Fellow:—

Walker: Joshua.

SOUTH COLLINGHAM.

Fellows:—

Wigram: John.
Woolley: Reginald.
Woolley: Thomas Cecil Smith.

WELBECK.

Professional Associate:—

Tate: Joseph George.

WOLLATON.

Fellows:—

Wright: Charles William.
Wright: William.
Member of Council.

WORKSOP.

Fellow:—

Turner: Thomas Warner.

OXFORDSHIRE.

BICESTER.

Fellows:—

Holiday: Frederick Dean.
Holiday: Percy Cave.

OXFORDSHIRE—*continued.*

HENLEY-ON-THAMES.
Fellows:—
Simmons: Charles.
Simmons: Charles Franklin.
Simmons: William Anker.

MIDDLETON-STONEY.
Fellow:—
Little: William Davis.
Professional Associate:—
Furmedge: John Harris.

OXFORD.
Fellows:—
Castle: Arthur.
Castle: Harold.
Field: Francis Hayward.
Lightfoot: Henry Le Blanc.
Parry: Joseph William.
Scovell: John.
Professional Associate:—
Rose: Edward Joseph.

TETSWORTH.
Fellow:—
Watson: James Bruce.

WITNEY.
Fellow:—
Habgood: Henry Charles.
Professional Associate:—
Bateman: Arthur Charles.

WROXTON.
Fellow:—
Davis: Charles Edward.

RUTLANDSHIRE.

OAKHAM.
Fellows:—
Royce: David Needham.
Royce: John.

SHROPSHIRE.

ACTON BURNELL.
Fellow:—
Cave: Henry H.

ASTON-ON-CLUN.
Fellow:—
Wolley: Thomas John.

BRIDGNORTH.
Fellows:—
De Wend-Fenton: William.
Wyley: Henry James.

SHROPSHIRE—*continued.*

BROMFIELD.
Fellow:—
Fenn: Andrew Thomas Cranage.

CHIRBURY.
Fellow:—
Morris: Edward Henry.
Professional Associate:—
Morris: William Henry.

CLEOBURY NORTH.
Fellow:—
Dodgson: Wilfred Longley.

ELLESMERE.
Fellow:—
Tower: Brownlow Richd. Christopher.

HAWKESTONE.
Fellow:—
Hall: William Timothy.

KNOCKIN.
Fellow:—
Griffiths: Edward, Jun.

LEATON.
Fellow:—
Hickman: Thomas.

LUDLOW.
Fellows:—
Dodgson: Wilfred Longley.
Fenn: Thomas.

LYDBURY NORTH.
Fellows:—
Newill: Robert Henry.
Ward: Felix John.

MUCH WENLOCK.
Fellow:—
Thursfield: Thomas Howells.

OSWESTRY.
Fellows:—
Evans-Vaughan: Henry.
Lawford: William Robinson.

RUSHTON.
Professional Associate:—
Carnell: Sydney George.

SHROPSHIRE—*continued.*

SHREWSBURY.
Fellows :—
Bather, John T.
Burd: Laurence.
Burd: Timotheus Henry.
Davis: Alfred Thomas.
Evans: William Ernest.
Owen: Henry.
Wyley: William John.
Professional Associates:—
Armytage: Francis Reginald.
Benson: Francis Riou.
Salt: Reginald Nowell.

UPPINGTON.
Fellow :—
Ashdown: Augustus Harding.

WHITCHURCH.
Fellow :—
Palamountain: Joseph William.

SOMERSETSHIRE.

BABINGTON.
Professional Associate:—
Knatchbull: Wyndham Persse.

BATH.
Fellows :—
Farwell: Frederick George.
Silcock: Thomas Ball.
Spackman: Charles Chantry.
Spackman: Henry.
Professional Associate:—
Thomas: Edward Morgan Dawson.

BRIDGWATER.
Professional Associate :—
Thompson: Harold Stuart.

BRUTON.
Fellow :—
Bennett: Thomas Oatley.

HUTTON.
Fellow :—
Edwards: Arthur Phippen.

KINGSTON.
Professional Associate :—
Shuffiebotham: John Henry.

LONG ASHTON.
Fellow :—
Walker: Joseph Arthur.

MISTERTON.
Fellows :—
Combes: Cyrus.
Parsons: Frank D nisthorpe.
Parsons: Robert Maurice Peters.

SOMERSETSHIRE—*continued.*

NORTH CURRY.
Fellow :—
Peard: John Grigg.

NORTON ST. PHILIP.
Fellow :—
Oliphant: George A. J.

SHEPTON MALLET.
Fellows :—
Heard: Herbert.
Wainwright: Charles Rawlinson.

TAUNTON.
Professional Associate: —
Staunton-Wing: George.

WELLS.
Fellows:—
Hippisley: Edwin Maggs.
Hippisley: William John.

WESTON-SUPER-MARE.
Fellows :—
Ransford: Benjamin Herbert.
Wooler: Walter Hernaman.
Professional Associate :—
Muir: James.

WILLITON.
Fellow :—
Andrew: Thomas Hawkes.

YEOVIL.
Fellow :—
Tory: John Edward.
Professional Associate :—
Roberts: Joseph William George.

STAFFORDSHIRE.

BURTON-ON-TRENT.
Fellows:—
Harrison: Charles.
Winterton: Wm. Moxon.

ENDON.
Fellow :—
Heaton: George Herbert.

ENVILLE.
Fellow :—
Punchard: Frederick Burt.

HANLEY.
Fellows :—
Barton: Amos.
Forshaw: Edward.

KEELE.
Fellow :—
Boothby: Henry Vernon

STAFFORDSHIRE—*continued.*

LICHFIELD.
Fellows :—
Hussey: Robert.
Inge: Charles Henry.
Winterton: Harry John Campion.

LITTLE INGESTRE.
Fellow :—
Mynors: Walter Charles Towers.

LONGTON.
Professional Associate :—
Mitcheson: Harry.

PENKRIDGE.
Fellow :—
Foden: Edward Antrobus.

STAFFORD.
Fellows :—
Roney-Dougal, John Dougal.
Sandy: Henry.
Turnor: Exsuperius Weston.

STOKE-UPON-TRENT.
Fellow :—
Lynam: Charles.

STRAMSHALL.
Fellow :—
Forshaw: Edward.

TAMWORTH.
Fellow :—
Arnold: William.
Professional Associate :—
Bidwell: Shelford.

UTTOXETER.
Fellow :—
Hardy: Richard Thomas Ash.

WOLVERHAMPTON.
Fellows :—
Bradley: James William.
Duncalfe: Henry George.
Nock: Benjamin Bowen.
Professional Associate :—
Vale: Henry.

SUFFOLK.

BECCLES.
Fellow :—
Pells: Arthur.

BURY ST. EDMUNDS.
Fellows :—
Blencowe: George.
Scott: Henry Lacy.
Professional Associate :—
Scott: Archibald Lacy.

SUFFOLK—*continued.*

EYE.
Fellow :—
Garrard: Norton Burroughs.

HORSECROFT.
Fellow :—
Simpson: Robert Thomas.

IPSWICH.
Professional Associates :—
Bond: Frederick George.
Cheney: Edwin John.
Turner: Percy.

LAVENHAM.
Professional Associate :—
Scott: Thomas.

LOWESTOFT.
Fellow :—
Pells: Arthur.
Professional Associate :—
Crosier: Charles.

NEWMARKET.
Fellow :—
Boa: Andrew.

SOMERLEYTON.
Fellow :—
Rix: George Kerry.

SUDBURY.
Fellow :—
Coote: George.
Professional Associate :—
Hayward: Thomas William Alfred.

WOODBRIDGE.
Fellow :—
Arnott: John.

WRENTHAM.
Professional Associate :—
Douglas: Bernard Moxon.

SURREY.

ALBURY.
Professional Associate :—
Peebles: Phiiip.

ASHTEAD.
Professional Associate :—
Osenton: Char.es.

CAMBERLEY.
Professional Associate :—
Norris: Edward James.

CATERHAM.
Professional Associate :—
Scrivener: Charles John.

CHERTSEY.
Professional Associate :—
Waterer: Clarence.

SURREY—*continued.*

COBHAM.

Fellow :—
Pattisson : Jacob Luard, C.B.

Associates :—
Seth-Smith : Archibald.
Seth-Smith : Hugh Garden.

DORKING.

Fellows :—
White : Charles Alexander.
White : James Alexander.

EGHAM.

Professional Associate :—
Paice : William, Jun.

ENGLEFIELD GREEN.

Fellows :—
Menzies : William.
Simmonds : Frederick.

EPSOM.

Professional Associate :—
Flight : Alfred.

ESHER.

Professional Associate :—
Rand : John.

FARNHAM.

Fellows :—
Eggar : James Alfred.
Nash : Alfred James.

Professional Associate :—
Williams : William Welsby.

Associate :—
Wing : Thomas Twining.

GATTON.

Professional Associate :—
Wheeler : Charles Trevor Ogle.

GODALMING.

Fellow :—
Mellersh : Alfred William.

Professional Associate :—
Shearburn : Harry.

GODSTONE.

Professional Associate :—
Wordsworth : Christopher.

GOMSHALL.

Fellow :—
Reffell : Charles Arthur.

SURREY—*continued.*

GUILDFORD.

Fellows :—
Baxter : George.
Ellis : Ernest Harold.
Lee : William.
Messenger : William Harry.
Smallpiece : George Baker.

Professional Associates :—
Hewett : George Thompson.
Thurgood : Albert Edward.

KINGSTON-ON-THAMES.

Fellows :—
Ball : William Alfred.
Bond : Erasmus.
Dawson : John George.
Horsfield : J. Nixon.
Page : George Frederick.
Phillips : William Edwin.

Professional Associates :—
Evered : Gillibrand Elwin.
Hardwick : Arthur Jessop.

LEATHERHEAD.

Professional Associate :—
Hodgson : Archibald Sanford.

MITCHAM.

Fellow :—
Chart : Robert Masters.

MOLESEY (EAST).

Fellow :—
Moore : Algernon.

OCKHAM.

Fellow :—
Sowels : William Clowes.

OXTED.

Fellows :—
Bailey : Leonard.
Osenton : George, Jun.

REDHILL.

Fellow :—
Stacey : Harrie.

Professional Associate :—
Mew : Robert Heath.

REIGATE.

Fellows :—
Burchell : Sidney Herbert.
Clutton : Ralph William.
Lees : John.
Pym : George Edwin.

Professional Associate :—
Morrison : Gerard Donald.

SURREY—*continued.*

RICHMOND.

Fellows :—

Chancellor : Albert.
Heasler : Holland Charles.
Houghton : John Pounds.
Partridge : Edward John.

Professional Associate :—

Sturley : Arthur Dyson.

RIPLEY.

Fellow :—

Noel : Byron Bruce.

WALLINGTON.

Fellow :—

Jopling : Joseph.

WALTON-ON-THAMES.

Fellow :—

Dash : Roland Ashford.

WEYBRIDGE.

Fellows :—

Pilditch : Philip Edward.
Synge : Edward Millington.

WOKING.

Professional Associates :—

Ellis : Louis Boissevain.
Mann : Frederick Charles Thomas.

SUSSEX.

BEXHILL.

Professional Associate :—

Parks : Walter.

BRIGHTON.

Fellows :—

Ingram : Walter Fielde.
May : Francis John Charles.
Parsons : Frederick Cecil.
Welch : Frederick William.
Wilkinson : Thomas.

Professional Associates :—

Cox : Reginald John.
Mellor : James Frederick.
Udny : Augustus Charles.

CHICHESTER.

Fellows :—

Hobgen : Francis Neale.
Hobgen : Thomas Cecil.
Wyatt : Oliver Newman.

SUSSEX—*continued.*

CRAWLEY.

Fellow :—

Gardner : Gilbert.

DUNCTON.

Professional Associate :—

Child : Charles.

EASTBOURNE.

Fellow :—

Watney : Walter Daniel.

Professional Associates :—

Killick : Anthony Edward.
Woolnough : John William

EAST GRINSTEAD.

Fellow :—

Turner : Charles.

FIRLE.

Professional Associate :—

Scarlett : Harry.

HAILSHAM.

Fellow :—

Burtenshaw : Albert.

HASTINGS.

Fellows :—

Bowley : John Cross.
Davey : Henry Thomas.
Dray : Alfred.
Woodhams : James.

Professional Associates :—

Hardiman : Harry.
Kennett : Charles Arthur.
Miller : George Frederick.
Saker : Sydney.

HAYWARD'S HEATH.

Fellow :—

Bannister : Thomas.

Professional Associates :—

Bannister : Tom Harrison Caffyn.
Ogilvie : Robert Mathewson.

HORSHAM.

Fellows :—

Chasemore : Philip.
King : Frank Hulme.

HOVE.

Fellow :—

Hudson : Edward William.
Jenner : William.
Welch : Frederick William.
Wilkinson : Thomas.

SUSSEX—*continued.*

LEWES.

Fellows :—

Card : Henry Curtis.
Ingram : Walter Fielde.
Morris : Herbert.
Powell : Hubert John.
Powell : Reginald Henry.

Professional Associate :—

Card : Henry.

LITTLEHAMPTON.

Fellow :—

Howard : Harry.

PETWORTH.

Fellows :—

Taylor : Matthew.
Watson : Herbert Edward.

Professional Associate :—

Watson : Herbert John.

PEVENSEY.

Fellow :—

Beard : Edwin Thomas.

RYE.

Fellow :—

Reeve : Kingsnorth.

Professional Associate :—

Cory : Edward John.

ST. LEONARDS.

Professional Associate :—

Bösher : Victor Evans.

SOUTHWATER.

Fellow :—

Smith : Sidney.

UCKFIELD.

Fellow :—

Colgate : Thomas.

Associate :—

Malden : Walter James.

WADHURST.

Fellow :—

Austen : Frank.

WARWICKSHIRE.

ALCESTER.

Fellow :—

Raikes : Col. George Whittington.

BIRMINGHAM.

Fellows :—

Arnold : William.
Bettridge : Edward.
Couchman : Robert Edward.
Eayrs : John Thomas.
Fowler : Gerard Edmund.
Fowler : Henry.
Fowler : Richard.
Fowler : William.
Gibson : Denston.
Grimley : Edwin Fearn.
Grimley : Thomas.
Hadley : Frank.
Hedley : Robert Wilkin.
Hendriks : Henry.
Holbeche : Robert Neville.
Jenkins : Oswald.
Kenwrick : George.
Ludlow : Walter Robert.
Mason : William Arthur.
Mathews : George Spencer.
Mathews : Lewis Osler.
Pemberton : Charles Oliver Paget.
Pinney : Frederick Wyldbore Digby.
Price : John.
Raffety : Herbert William.
Robins : William Henry.
Roderick : John.
Smith : Frank.
Williams : Edward Bickerton.
Willmot : George Dyott.
Willmot : John.

Professional Associates :—

Daniel : Henry Wilkinson.
Hall : Thomas Biddle.
Hawes : Frederick Kirk.

EDGBASTON.

Fellows :—

Lakin-Smith : Ernest.
Mathews : William.

HARBORNE.

Professional Associate :—

Barclay : Thomas.

KNOWLE.

Fellow :—

Ludlow : Walter Robert.

LEAMINGTON.

Fellow :—

Fayerman : George Metcalfe.

Professional Associate :—

Southorn : Charles Herbert.
Soutter : Ernest.

LEEK WOOTTON.

Fellow :—

Donne : Henry.

Professional Associate :—

Swanwick : Bruce.

WARWICKSHIRE—*continued.*

MILVERTON.
Fellow :—
Smith : Frank William.

NUNEATON.
Fellow :—
Evans : Walter Pearson.

Professional Associates:—
Pearse : Octavius Burroughes.
Staley : Albert Henry.

STRATFORD-ON-AVON.
Fellow :—
Deer: Edward.

WARWICK.
Fellows :—
Couchman : Henry Boteler.
Fosbery : William Thomas Exham.
Margetts : John William.

WESTMORELAND.

KENDAL.
Fellows :—
Banks : John.
Hoggarth : Arthur.
Hoggarth : Edwin.
Webster : Alexander.

KIRKBY LONSDALE.
Fellow :—
Punchard : Frederick.

MILNTHORPE,
Fellow :—
Holme : John.

WINDERMERE.
Professional Associate :—
Jackson : Edward Henry.

WILTSHIRE.

BEMERTON.
Fellow :—
Squarey : Newell William Pitts.

CHELWORTH.
Professional Associate :—
Pineger : James Reginald.

CHIPPENHAM.
Fellows :—
Brinkworth : Robert Edwin.
Marshall : Lionel Hasler.
Napier : Henry Burroughes.
Smith : Henry Herbert.
Watkins : Robert Arundel.

Professional Associate :—
Harrison : Henry Beauchamp.

WILTSHIRE—*continued.*

DEVIZES.
Fellow :—
Canning : William Browne.

DOWNTON.
Fellows :—
Squarey : Elias Pitts,
Past-President.
Professional Associate :—
Beach : Archibald William Hicks.
Associates :—
Fream : William.
Wrightson : John.

GREAT CHEVERELL.
Professional Associate :—
Leese : Vernon Francis.

HAM.
Professional Associate :—
Burder : Reginald Edward Campbell.

MARLBOROUGH.
Fellow :—
Jeans : Mark.

PEWSEY.
Fellow :—
Ferris : George.

SALISBURY.
Fellows :—
Bath : Fred.
Canning : William Browne.
Gater : Caleb William.
Hannen : Reginald St. John.
Rawlence : Ernest Alfred.
Rawlence : James Edward.
Rigden : Francis.
Rigden : Henry William.
Squarey : Elias Pitts,
Past-President.
Squarey : Newell William Pitts.
Waters : Edward.
Woolley : John Turton.

Professional Associate :—
Meyer : Horace Leycester.

SWINDON.
Fellows :—
Bishop : Charles.
Pritchett : Ellis Herbert.

TEDWORTH.
Professional Associate :—
Harrison : Cyril Henry Gilmore.

TISBURY.
Fellow :—
Combes : Cyrus.

WILTSHIRE—*continued.*

TROWBRIDGE.
Fellow :—
Mundy: Herbert.
Professional Associate :—
Snailum Walter Wadman.

WINCHESTER.
Fellow :—
Smith: George Alfred.

WOOTTON-BASSETT.
Fellow :—
Trepplin Ernest C.

WORCESTERSHIRE.

BALSALL HEATH.
Professional Associate:—
Perkins: Joseph.

EVESHAM.
Fellows :—
Righton: Edward Grantham.
Smith: William.

KIDDERMINSTER.
Fellow :—
Joseland: Charles.
Professional Associate :—
Oldnall: Roger William.

KINGS NORTON.
Fellow :—
Tomson: James John.

LYE.
Professional Associate :—
Weaver: Henry Percival Francis.

MADRESFIELD.
Fellow :—
Stallard: William.

MALVERN LINK.
Fellow :—
Stallard: William.

WORCESTERSHIRE—*continued.*

MALVERN WELLS.
Professional Associate :—
Chamberlain: George Arthur Raddon.

STOURBRIDGE.
Fellows :—
Fiddian: William.
King: Henry.
Punchard: Frederick Burt.
Professional Associate :—
Barratt: Harry.

STOURPORT.
Fellow :—
Clarke: Alfred Dudley.

WORCESTER.
Fellows :—
Buck: Albert,
Member of Council.
Buck: Herbert Wilson.
Everill: Frank.
Finn: Herbert Archibald.
Parker: William Henry.

YORKSHIRE.

ABERFORD.
Professional Associate :—
Prater: Thomas Herbert.

ALDWARK.
Fellow :—
Campbell: Hugh Bruce.

BALDERSBY.
Fellows :—
Gregson: William.
Peirson George Brodrick.

BARNSLEY.
Fellow :—
Wade: John.
Professional Associate :—
Wade: Henry.

YORKSHIRE—*continued.*

BEDALE.
Fellow :—
Clarke: Christopher.

BEVERLEY.
Fellow :—
Evans: William.

BINGLEY.
Fellow :—
Armistead: Richard.
Professional Associate :—
Salt: Harold Crossley.

BRADFORD
Fellows :—
Clare: Edward Lovell.
Cowgill: Brian Bollans Hird.
France: Arthur Alderson.
France: Charles.
Gott: Charles.
Gott: Charles Henry.
Hindle: John.
Jackson: Samuel.
Milnes: Eli.
Smith: Frederic Ellison.
Smith: Harry Russell.
Smith: Wheater.
Professional Associate :—
Jackson: Leonard Labrey.

BRIGHOUSE.
Fellow :—
Armytage: George John.

BRODSWORTH.
Fellow :—
Baines: Matthew Talbot.

DONCASTER.
Professional Associate :—
Peace: Alfred Lindley.

EBBERSTON.
Fellow :—
Bradley: William Edward.

GOOLE.
Fellow :—
Hobson: Harry.

HALIFAX.
Fellows :—
Fox: Charles James.
Horsfall: Richard,
Member of Council.
Horsfall: Richard Edgar.
Jackson: Benjamin Whitehead.
Professional Associates :—
Fox: Charles Edward.
Hebblethwaite: Charles Henry.

HARROGATE.
Fellows :—
Jones: James William.
Renton: George.

YORKSHIRE—*continued.*

HARTSHEAD.
Professional Associate :—
Denton: William.

HESSLE.
Professional Associate :—
Clarke: Charles Wentworth.

HUDDERSFIELD.
Fellows :—
Abbey: Joe Burman.
Crowther: John Herbert.
Demetriadi: Thomas Marsden.
Dransfield: Henry Brook.
Hanson: John Henry.
Professional Associates :—
Butler: Charles.
Mallinson: Charles Herbert.
Shaw: Arthur.

HULL.
Fellows :—
Bilson: John.
Botterill: William.
Brodrick: Frederick Stead.
Easton: John H.
Fryer: George.
Hebblethwaite: Louis.
Tiffen: John Henry.
Todd: William Henry.
Watson: John.
Wellsted: William Henry.
White: Alfred Edward.
Professional Associate :—
Jackson: Alfred Ernest.

KEIGHLEY.
Fellow :—
Broster: Robert Buck.
Professional Associate :—
Weatherhead: David Wilkinson.

LEEDS.
Fellows :—
Fawcett: John Mortimer.
Fenwick: Thomas.
Gott: Frank.
Hepper: John.
Hollis: Walter Dawson.
Leather: George Herbert.
Oldroyd: Linley.
Richardson: John.
Winn: Thomas.
Professional Associates :—
Leather: William Beaumont.
Monson: Henry John.

YORKSHIRE—*continued.*

LOWTHORPE.
Fellow :—
Piercy: Henry Onslow.
Professional Associate :—
Piercy: Frederic Onslow.

MALTON.
Fellow :—
Abbott: Robert Thomas G.

MANNINGHAM.
Professional Associate :—
Pochin: Thomas Clement.

MARKET WEIGHTON.
Fellow :—
Chowen: Henry Llewellyn.

MIDDLEHAM.
Professional Associate :—
Maughan: John.

MIDDLESBOROUGH.
Fellow :—
Lofthouse: Roger.

OULTON.
Fellow :—
Farrer: John.

OUSBURN.
Professional Associate :—
Bower: Arthur Wentworth Chivers.

PATELEY BRIDGE.
Professional Associate :—
Boord: Walter Bertram.

PENISTONE.
Professional Associate :—
Hinchcliffe: John, Jun.

PONTEFRACT.
Fellow :—
Watson: John, Jun.

RAWCLIFFE.
Fellow :—
Wright: James.

SEACROFT.
Professional Associate :—
Townend: William.

YORKSHIRE—*continued.*

SETTLE.
Professional Associate :—
Smithells: Edwin.

SHEFFIELD.
Fellows :—
Ellison: Michael.
Flockton: Thomas James.
Fowler: Frederick.
Fowler: Reginald William.
Innocent: Charles John.
Marshall: Peter.
Wilde: William.
Professional Associate :—
Sandford: Charles Sidney.

SKIPTON-IN-CRAVEN.
Professional Associate :—
Thompson: Charles William George Hugh.

SKIRLAUGH.
Professional Associate :—
Hollis: Ralph.

SLEIGHTS.
Fellow :—
Popple: John.

WAKEFIELD.
Fellows :—
Fawkes Algernon.
Greaves: John Oldroyd.
Kaye: John Edward.
Massie: Frank.

YORK.
Fellows :—
Cox: Edward Samuel.
Clutton: William James.
Forbes: Charles Mansfeld.
Fryer: George.
Jolly: John Hawkins.
Walker: Francis Elliott.
Watson: Herbert Edward.
Professional Associates :—
Chipp: George.
Kerr: Arthur Herbert.
Lee: George Cansfield.
Pegge: John Thomas.

IRELAND.

ARMAGH.

ARMAGH.
Fellow :—
Alexander: Henry Geo. Samuel, Major.

ANTRIM.

ANTRIM.
Fellows :—
Barton: Henry Dupré Malkin.
Corry: Oscar Henry Lowry.

BALLYCASTLE.
Fellow :—
Johnstone: John Brett.

BALLYMENA.
Fellow :—
Perry: S. W., Capt.

CRUMLIN.
Fellow :—
McClintock: Chas. Ed., Lieut.-Col.

GLENARM.
Fellow :—
McDonald: Allan.

MUCKOMORE.
Fellow :—
Cordner: Clement Kennedy.

RANDALSTOWN.
Fellow :—
Young: George Lawrence.

CARLOW.

CARLOW.
Fellow :—
Ruttledge: Thomas Henry Bruen.

TULLOW.
Fellow :—
Adair: John Olphert.
Professional Associate :—
Butler: Richard Pierce.

CAVAN.

CAVAN.
Fellows :—
Blackley: Travers Robert.
Forbes: Arthur.
Trench: Arthur.

KILLESHANDRA.
Fellow :—
Godley: Archibald.

KINGSCOURT.
Fellow :—
Synge: Edward.

CLARE.

ENNIS.
Fellows :—
Keane: Marcus.
Scott: John William.
Willis: Henry de Laval.

ENNISKERRY.
Fellow :—
Johnson: Jocelyn Otway.

QUIN.
Fellow :—
Studdert: R. R.

CORK.

ARDNAGASHEL.
Professional Associate :—
Hutchins: Richard.

BANDON.
Fellow :—
Hodson: Richard Edmond.

BANTRY.
Fellow :—
Hutchins: Samuel Newburgh.

CHARLEVILLE.
Fellows :—
Sanders: Robert Massey Dawson.
Sanders: Charles Stewart.

CORK—*continued.*

CORK.

Fellows:—

Beamish: William Henry.
Broadley: Edward Barry.
Carroll: Theodore Frederick.
Carroll: Joseph Hatton.
French: Savage.
Galbraith: Samuel Horton.
Humphreys: Daniel Peard.
Townsend: Robert Uniacke F.
Warren: Richard Lane.

MALLOW.

Fellows:—

Creagh: Arthur Gethin.
Purcell: Wills W.
Vandeleur: Cecil Ernest.
Townshend: Loftus Uniacke.

MIDDLETON.

Fellow:—

Fitzgerald: James H. B. Penrose.

MITCHELSTOWN.

Fellow:—

Frend: Henry.

DONEGAL.

BUNCRANA.

Fellow:—

Walmsley: Arthur Tindal.

DUNFANAGHY.

Fellow:—

Baillie: John Robert.

KILLYBEGS.

Fellow:—

Brooke: Arthur.

LETTERKENNY.

Fellow:—

Boyd: William Henry.

LIFFORD.

Fellow:—

Cochrane: John.

RAMELTON.

Fellow:—

Swiney: William D.

DOWN.

CASTLEWELLAN.

Fellow:—

Garrett: James Hugh Moore.

DOWNPATRICK.

Fellow:—

Ward: Hon. Somerset.

HILLSBOROUGH.

Fellow:—

M'Clintock: Arthur.

MOUNTSTEWART.

Fellow:—

Brownlow: Charles.

NEWCASTLE.

Fellow:—

Brownlow: Claude.

PORTAFERRY.

Fellow:—

Warnock: Thomas Archibald.

WARRENPOINT.

Fellow:—

Watson: William James.

DUBLIN.

DUBLIN.

Fellows:—

Abbott: Joseph.
Baldwin: Chambré Corcor T.
Barton: John George.
Bradshaw: Robert Macnevin.
Comber: Patrick Forstall.
Darley: Edmund Sanders.
Dickinson: Charles.
Dolling: Caledon Josias Radclyffe.
Dopping: James Henry, Col.
Galbraith: Hugh.
Gibb: William Pashley.
Hamilton: Arthur.
Hardman: Edward Chambré.
Holmes: William Eden.
Kincaid: James Stewart.
Member of Council.
Kincaid: Joseph Westby,
Lyons: Francis Oliver.
Maunsell: Richard Edward.

DUBLIN—*continued.*

DUBLIN.

Fellows:—

Orr: Cecil.
Roe: William James.
Scott: John Russell.
Stewart: Ed. P., Capt.
Stewart: William Thomas.
Stokes: Frank.
Stokes: Richard.
Tatlow: John Garnett.
Tatlow: Tissington Wm. Garnett.
Townshend: Charles Loftus.
Townshend: Charles Uniacke.
Townshend: James Richard Clarke.
Townshend: Thomas Courtney.
Trench: Philip Francis C.
Vernon: Arthur Pomeroy.
Vernon: Fane.
Wenborn: Sidney Thomas.
Willis: Gilbert de Laval.

Professional Associates:—

Hall: Henry Alexander Thomas.
Hemphill: Charles George Cathcart.
Nicholls: Edward Alfred.

DUNDRUM.

Fellows:—

Trench: James Currie.
Verschoyle: William Henry Forster.

KILLINEY.

Fellow:—

Stewart: George Francis.

KINGSTOWN.

Fellows:—

Carson: William B.
Quin: Richard.

MONKSTOWN.

Fellow:—

Watson: Arthur B.

Professional Associate:—

Crozier: George Francis.

RAHENEY.

Fellow:—

Chatterton: Robert Smith.

FERMANAGH.

BALLINAMALLARD.

Fellow:—

Burke: Henry Anthony.

ENNISKILLEN.

Fellows:—

Maude: Maurice Ceeley.
Maude: Christopher H.

IRVINESTOWN.

Fellow:—

Maude: Anthony F.

GALWAY.

AHASCRAGH.

Fellows:—

Armstrong: Elliott Graham.
Mahon: George Gilbert.

BALLINASLOE.

Fellow:—

Fowler: Edward Willoughby.

LOUGHREA.

Fellow:—

Tener: Edward Shaw.

Professional Associate:—

Moeran: Archibald Edward.

ROUNDSTONE.

Fellow:—

Robinson: Henry Arthur.

KERRY.

ARDFERT.

Fellow:—

Trench: George Frederic.

GORTALEA.

Fellow:—

Hussey: Samuel Murray.

KENMARE.

Fellow:—

Trench: John Townsend.

LISTOWEL.

Fellow:—

Crosbie: James Dayrolles.

TRALEE.

Fellow:—

Denny: Francis M.
Fitzgerald: Robert John.

KILDARE.

CARBERY.

Fellow:—

Tyrrell: Garrett Charles.

CURRAGH CAMP.

Fellow:—

Randall: Richard.

KILCOCK.

Fellow:—

Coote: Stanley Victor.

KILKENNY.

FERRYBANK.
Fellow :—
Anderson: Alex. Carew.

INISTIOGE.
Fellows :—
Hamilton: Ed. Chetwood, Major.
Newport: George Bellingham.

KILKENNNY.
Fellow :—
Kough: Thomas.

KING'S COUNTY.

EDENDERRY.
Fellow :—
Palmer: Charles Nugent.

MONEYGALL.
Fellow: —
Garvey, Toler, R.

PARSONSTOWN.
Fellows :—
Frend: Causabon William.
Garvey: Toler R., Jun.

TULLAMORE.
Fellow :—
Browne, Ernest H.

LEITRIM.

CARRICK-ON-SHANNON.
Fellow :—
Darley: Henry Ponsonby Shaw.

DROMAHAIR.
Fellow :—
Hewson: George Rawdon M.

LIMERICK.

FOYNES.
Fellow :—
Jameson: Robert William.

KILMALLOCK.
Fellow :—
Townsend: Charles Eyre C.

LIMERICK.
Fellows :—
Barrington: John Beatty.
Fitzgerald: Peter David.
Hosford: Edward Henry Poe.
Hunt: William Lewis.
Hunt: William Power.
Welply: James.
White: Arthur.

LONDONDERRY.

COLERAINE.
Fellow :—
Given: Maxwell.

KILREE.
Fellow :—
Armstrong: Alexander Moore, Capt.

LONDONDERRY.
Fellow :—
Harvey: James George Moorewood.

LONGFORD.

BALLYMAHON.
Fellow :—
White: Richard.

EDGEWORTHSTOWN.
Fellows :—
Edgeworth: Thomas N.
Wilson: Arthur J. de Courcy.

LONGFORD.
Fellow :—
Roberts: Edward Ussher.

LOUTH.

CASTLE BELLINGHAM.
Fellow :—
Butler: Walter Selby.

COLLON.
Fellow :—
Gloucester: Thomas Edward.

DUNDALK.
Fellow :—
Bigger: John James Eastwood.

RAVENSDALE.
Fellow :—
Tisdall: Henry Chichester.

MAYO.

BALLINA.
Fellows :—
Knox: Albert Frederic.
Knox: Ernest Henry.
Knox: Albert Henry.

BALLINROBE.
Fellow :—
Burke: William Creaghe.

CASTLEBAR.
Fellows :—
Dean: George B.
Dixon: Edward K.

WESTPORT.
Fellows :—
Powell: Robert.
Vereker: Henry Robert.

MEATH.

DROGHEDA.
Fellows :—
Alexander: Robert Arthur.
Wynne: Alfred Henry.

KELLS.
Fellow :—
Farrell: Edward Francis

SLANE.
Fellow :—
Osborne: Charles W.

MONAGHAN.

GLASSLOUGH.
Fellow :—
McCullagh: James W.

MONAGHAN.
Fellow :—
Rogers: Harry.

QUEEN'S COUNTY.

ABBEYLEIX.
Fellow :—
Fitzherbert: Henry Corry.

BALLYCOLLA.
Fellow :—
Owen: Arthur John.

MOUNTRATH.
Fellows :—
Franks: Mathew Henry.
Franks Mathew Henry, Jun.

ROSCOMMON.

BOYLE.
Fellow :—
Murphy: James Fraser, Major.

CASTLEREA.
Fellows :—
Blakeney: Robert Edward.
Hussey: Maurice T. G.
Young: Owen Walter O'Grady.

MOUNT TALBOT.
Fellow :—
Talbot-Crosbie: William D.

SLIGO.

ROSSES.
Professional Associate :—
Baker: Cecil Cautley.

SLIGO.
Fellows :—
L'Estrange: Christopher A.
Robinson: James Dodwell.
Robinson: Richard St. George.
Webb: Charles.
Professional Associate :—
Gethin: Randolph George.

TIPPERARY.

CAHIR.
Fellows :—
Maxwell: Henry Percival.
Rochfort: William.

ROSCREA
Fellows :—
Bridge: Henry Powell.
Smith: Sidney Edward.

TYRONE.

CALEDON.
Fellow :—
Hearn: Chas. Richard.

CARRICKMORE.
Fellow :—
Alexander: Chas. Murray, Lieut.-Col.

COOKSTOWN.
Fellow:—
Robinson: William Godfrey.

DUNGANNON.
Fellow :—
Chambré: Hunt Walsh.

MOY.
Fellow :—
Lloyd: Averell.

OMAGH.
Fellows :—
Irvine: Hy., Lieut.-Col.
Smith: George Young.

WATERFORD.

CAPPOQUIN.
Fellows :—
Marmion: Thomas Henry.
Tanner: Kearns Deane, Major.

FETHARD.
Fellow :—
Taylor: J. Godfrey L.

LISMORE.
Fellow :—
Penrose: James Edward.

WATERFORD.
Fellows :—
Kelly: Richard Henry.
Penrose: William Robert.

WESTMEATH.

AUBURN.
Fellow :—
Coote: Orlando Robert.

KILBEGGAN.
Fellow :—
Quin: William Thomas Cuffe.

KILLUCAN.
Fellow :—
Evans: William.

MOATE.
Fellow :—
Fetherstonhaugh: Theobald.

MULLINGAR.
Fellow :—
Barton: Robert Culley.

WEXFORD.

ARTHURSTOWN.
Fellow :—
Bowen: Edward Fergusson.

CASTLEBRIDGE.
Fellow :—
Nunn: William Bolton.

ENNISCORTHY.
Fellows :—
Grey: Charles Grey.
Ruttledge: Francis.

GOREY.
Fellows :—
Ellis: Ernest Francis L.
Stopford: The Hon. Geo. Fredk. Wm.
Turner: Frederick Adolphus B.

NEW ROSS.
Fellow :—
Tyndall: Albert Henry.

WEXFORD.
Fellow :—
Nunn: William Bolton.

WICKLOW.

ARKLOW.
Fellow :—
Tailyour: Alexander.

BRAY.
Fellows :—
Hodson: Gilbert Neville.
Knight: Maurice Charles.
Knox: Edward Ernest.
Townsend: Thomas Crofton Croker.

SCOTLAND.

ABERDEENSHIRE.

ABERDEEN.

Associate :—
Forbes: Alexander.

AYRSHIRE.

AYR.

Fellow :—
Stevenson: Allan.

KILMARNOCK.

Fellows :—
Duke: Freke Guy Rashleigh.
Fortune: George Robert.
Tannahill: Robert Dunlop.
Turner: Joseph Harling.

Professional Associates :—
Henderson: Richard.
Mitchell: Lewis.

BERWICKSHIRE.

DUNS.

Professional Associate :—
Hood: Thomas, Jun.

EDINBURGHSHIRE.

EDINBURGH.

Fellow :—
Beattie: William Halden.
Beattie: William Hamilton.
Davidson: James Inglis.
Lawrence: Peter.
Robertson: Walter Wood.

KIRKNEWTON.

Fellow :—
Glendinning: George Robert.

FORFARSHIRE.

BROUGHTY-FERRY.

Fellow :—
Winning: Douglas Campbell Wills.

HADDINGTONSHIRE.

LONGNIDDRY.

Fellow :—
Connor: George Harry Adams.

INVERNESS-SHIRE.

INVERNESS.

Professional Associate :—
Mackenzie: Hector John Maxwell.

KIRKCUDBRIGHTSHIRE.

KIRKCUDBRIGHT.

Fellow :—
Sproat: Robert.

LANARKSHIRE.

GLASGOW.

Fellows :—
Adam: Thomas.
Anderson: Robert.
Barr: James.
Binnie: Thomas.
Brown: William.
Bryden: Robert A.
Burnet: Frank.
Copland: William Robertson.
Dansken: Alexander Brown.
Dansken: John.
Davidson: James Inglis.
Fraser: Thomas Smellie.
Fraser: William.
Hart: Patrick Campbell.
Hill: Thomas Nelson.
Howatt: William.
Kirkwood: Charles.
Knox: Alexander.
Laing: John.
Lammie: George.
MacDougall: Robert.
Makins: William Alexander.
Munro: Daniel.
Purdie: Anthony.
Scott: Robert.
Sharp: John Grant.
Smellie: George.
Smellie: Thomas Davies.
Taylor: Robert.
Whyte: John.

MOTHERWELL.

Fellow :—
Cullen: Alexander.

RENFREWSHIRE.

GREENOCK.

Fellow :—
Hamilton: Robert.

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—
McLean: Donald.

WALES.

ANGLESEY.

LLANFAIR, P.G.
Fellow :—
Jones: William Edward.

BRECKNOCKSHIRE.

BRECON.
Fellow :—
Williams: Gerald Garnons.

CRICKHOWELL.
Fellow :—
Coles: Samuel Hood Cowper.

CARMARTHENSHIRE.

LLANWRDA.
Fellow :—
Davies: Cyril Froodvale.
Davies: John Morgan.

LLANELLY.
Fellows :—
Blake: George.
Griffiths: William.
Wilkins: William.

CARNARVONSHIRE.

BANGOR.
Fellow :—
Dew: William Arthur.

CARNARVON.
Fellow :—
Williams: William Lloyd.

CRICCIETH
Fellow :—
Jones: Walter Butler Clough.

PORTMADOC.
Fellow :—
Roberts: Thomas.

DENBIGHSHIRE.

ABERGELE.
Fellow :—
MacNicoll: Douglas Henry.

DENBIGH.
Fellow :—
Clough: Richard Charles Butler.

COLWYN BAY.
Fellow :—
Porter: John Merry.

LLANRWST.
Fellow :—
McIntyre: Peter.

ROSSETT.
Professional Associate :—
Barker: Geoffry Lionel.

FLINTSHIRE.

HAWARDEN.
Fellow :—
Swetenham: Henry.

MOSTYN.
Fellow :—
Pickering: William Cloves.

GLAMORGANSHIRE.

BARRY.
Professional Associate :—
Andrews: Stephen Hampton.

BRITON FERRY.
Professional Associate :—
Lyons: Edward Colvill.

CANTON.
Professional Associate :—
Turner: Herbert.

GLAMORGANSHIRE—*continued.*

CARDIFF.

Fellows:—
Blosse: Edward F. Lynch.
Brown: Thomas Forster.
Corbett: Edwin Wortley Montagu.
David: Edmund Ussher.
Harpur: William.
Hern: Samuel.
Phillips: William.
Rees: Ithel Treherne.
Rigg: Charles.
Rooney: Samuel.
Thomas: George.
Waring: Charles Edward.

Professional Associates:—
David: George Willoughby.
Rickards: Robert Hillier Traherne Anson.
Thomas: Illtyd.

COWBRIDGE.

Professional Associate:—
Homfray: Herbert Richards.

DINAS POWIS.

Professional Associate:—
Seel: Robert Harold.

LLANDAFF.

Professional Associate:—
Jones: David Pugh.

MOUNTAIN ASH.

Professional Associate:—
Williams: Daniel Smith.

NEATH.

Fellow:—
Sheppard: Osborne.

PONTYPRIDD.

Fellow:—
Evans: Arthur Owen.

PORT TALBOT.

Professional Associates:—
Cooke: Frederick Roper.
Osbourn: Edward.

ST. FAGANS.

Fellow:—
Forrest: Robert.

Professional Associate:—
Forrest: William.

SWANSEA.

Fellows:—
Leeder: Ernest Holthman.
Price: Francis Holborrow Glynn.
Rees: William John.

MERIONETHSHIRE.

BALA.

Fellow:—
Williams: John.

TOWYN.

Fellow:—
Gillart: David.

MONTGOMERYSHIRE.

KERRY.

Fellow:—
Poundley: John Edward.

LLANIDLOES.

Fellows:—
Grant: James.
Powell: Evan.

Professional Associate:—
Kerr: John Murray.

NEWTOWN.

Fellow:—
Owen: William Scott.

WELCHPOOL.

Fellow:—
Addie: William Forrester.

Professional Associate:—
Addie: John Heathcote.

PEMBROKESHIRE.

HAVERFORDWEST.

Fellows:—
Owen: Thomas Henry Rule.
Owen: Thomas Rule.

RADNORSHIRE.

GLASBURY.

Professional Associate:—
Gunter: James.

RHAYADER.

Fellow:—
Williams: Stephen William.

CHANNEL ISLANDS.

GUERNSEY.

Professional Associate:—
Morrish: Hugh Kenneth.

FOREIGN PARTS.

AUSTRALIA.

QUEENSLAND.

Fellow :—

Hood: Hon. Victor Albert Nelson.

BAHAMAS.

Colonial Fellow :—

Miller: William.

BARBADOES.

Colonial Fellow:—

Bowen: Ernest Francis Sinderby.

BLOEMFONTEIN.

Professional Associate:—

Stucké: William Henry.

BRAZIL.

Professional Associate:—

Satchell: Charles.

BRITISH HONDURAS.

Colonial Fellow :—

Usher: Charles Richard.

BULAWAYO.

Fellow :—

Sheppard: Ernest.

BURMA.

Colonial Fellows :—

Clancey: John Charles.
Nisbet: John.

CAPE COLONY.

Professional Associate :—

Leane: Walter Burdett.

CHINA.

HONG KONG.

Fellows :—

Chapman: George James.
Hancock: William St. John Hü.
Knight: Henry St. John.

COSTA RICA.

Associate :—

Jongh: John Isidore de.

DEMERARA.

Colonial Fellow :—

Anderson: Chas. Wilgress.

DOMINICA.

Professional Associate :—

Skeat: Arthur Percival.

GIBRALTAR.

Fellow :—

Cardona: Joseph, Jun.

JAMAICA.

Professional Associate :—

Hollis: Herbert.

Colonial Fellows :—

Liddell: Walter Colin.
McGahan: Amos Harvey.

JOHANNESBURG.

Fellow :—

Farrar: Sidney Howard.

Professional Associates :—

Irvine: Archibald Wyndham.
Key: Astley Cooper.
Stucké: William Henry.

MADRAS.

Colonial Fellow:—

Aiyar: Anathandapuram Vaithcanatha Ramachandra.

MALTA.

Fellow :—

Raves: Bertram Adams.

MAURITIUS.

Colonial Fellow :—

Baly: Sebert Conrad Elton.

NEW ZEALAND.

AUCKLAND.

Professional Associate:—

Whalley: Frederick Herbert.

Associate :—

Seth-Smith: Hugh Garden.

ST. LUCIA.

Colonial Fellow :—

Cooper: John Ashley.

STRAITS SETTLEMENT.

Fellow :—

Sayer: George William.